



## 5 Bedroom Detached House

Guide Price: £500,000

Gleann Nant, 11 Aray Gardens, Oban, Argyll, PA34 4JX

Stunning and rarely available bespoke architect-designed home located in a peaceful spot on the edge of town. An energy efficient and spacious design for all the family. Constructed with a modern method of insulated concrete blocks and MHVR heat recovery system to transfer heat and clean the air from room to room through a filtration system. The property is conveniently located with easy access to the town's excellent range of amenities, shops, cafés, bars and restaurants. Featuring five generously proportioned bedrooms and four contemporary bathrooms in immaculate order all thoughtfully designed to suit modern family living and entertaining. Ground floor living spaces comprise; Family lounge with patio access and handsome multifuel stove, inviting open plan kitchen/dining/snug area with rear patio access, good sized double bedroom, shower room and utility with access to an integral double garage/workshop with a flexible home office/tv room above. First floor accommodation boasts; An impressive master bedroom with walk-in dressing room and ensuite shower room with under floor heating, 3 further spacious double bedrooms (two of which share a stylish Jack and Jill shower suite) and an additional luxury 4-piece bathroom suite with large jacuzzi bath. Outdoors the property continues to impress with private enclosed rear grounds showcasing a superb, covered patio and BBQ dining area. EPC rating D64 – Council tax band G.



  
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#### Entry Vestibule 2.91m x 1.82m

A high-performance exterior door from the front opens into a small sunroom featuring full-height glazing to the pitched slate roof, allowing natural light to pour in and create a bright, relaxing space. The room is finished with Karndean flooring and offers space for reading furniture, along with a wall-mounted heater, socket point and pendant lighting.

#### Hallway 6.74m x 2.78m

An elegant and generously proportioned hallway creates an immediate sense of light and space, featuring engineered oak flooring and ample room for occasional furniture. A double storage cupboard provides excellent space for outdoor clothing and footwear, complemented by a further cupboard beneath the stairs for additional storage. The hallway benefits from spotlighting and multiple socket points, with stairs leading to the first-floor accommodation. Fully glazed oak bi-fold doors allow open plan entertaining connecting the hall, dining kitchen and lounge. Natural light floods the hall, enhancing the bright, airy feel. The hallway also provides access to the kitchen/snug, bedroom five, and shower room ensuring a practical and well-connected layout.

#### Family Lounge 5.74m x 5.64m

A superbly proportioned family lounge offering extensive space for a variety of freestanding furniture arrangements. Engineered oak flooring continues into this room, which benefits from picture windows to the front and French doors leading to an open deck at the side, ensuring excellent natural light throughout. The fully glazed bi-fold doors referenced in the hallway provide an attractive connection between the two spaces. A Esse multifuel stove forms the striking focal point of the room. Additional features include one central heating radiator, feature spotlighting, TV point and multiple socket points.

#### Dining kitchen 4.49m x 3.99m / Dining and Snug Area 6.10m x 3.80m

Modern open plan kitchen, dining and snug area showcasing contemporary design and high-spec finishes, with engineered oak flooring flowing seamlessly throughout. The kitchen is a budding chefs delight while benefiting from window views to the front, while tilt and slide patio doors to the rear open onto the garden and decked area, enhancing the indoor-outdoor lifestyle. Sleek, high-quality matching wall and base units are paired with an abundance of contrasting granite worktops, offering extensive preparation space and incorporating a range of clever storage solutions, including spice racks and glass-fronted display cabinets. Stainless steel sink with swan neck mixer tap and added filtration attachment included. A stylish breakfast bar provides seating for stools, additional storage beneath, and features a centrally positioned five-burner gas hob with a suspended extractor hood above, creating a bold architectural statement. Integrated appliances include a dishwasher, two Bosch mid-level ovens, microwave/grill and warming drawer, full size wine cooler, and a large larger fridge seamlessly concealed within the cabinetry and wall. A large walk-in pantry cupboard with shelving and lighting plus an additional storage cupboard complete this well-designed and highly functional space ideal for culinary enjoyment and practicality.

The dining area flows seamlessly from the kitchen, creating a cohesive and sociable layout with ample space for a large table and chairs, perfectly positioned beside the patio doors for easy access to the outdoor seating area. The engineered oak flooring continues throughout, enhancing the sense of continuity, while designer pendant lighting above the table defines the space and adds a contemporary finishing touch. Vertical central heating radiator central to the space.

Adjacent to the dining area, the layout transitions effortlessly into a cosy snug area. This versatile zone comfortably accommodates sofas and a coffee table, making it perfect spot to relax. A full-height window to the side enhances the sense of space and light, while an additional tilt and slide patio door to the rear deck further strengthens the connection to the outdoors. Complete with door to inner hallway, spotlighting and socket points.

#### Utility Room 4.53m x 1.60m

Conveniently accessed from the dining kitchen and features an exterior door leading to the rear gardens, along with an internal access door to the integral garage/workshop. Fitted with base cabinets and generous worktop space, incorporating a stainless steel sink with mixer tap set against a metro-style tiled splashback. There is space and plumbing for white goods, making it a practical and well-equipped service area. Spotlighting, central heating radiator and Karndean flooring, ensuring durability and ease of maintenance.

#### Bedroom Five 3.44m x 3.27m

Good sized double bedroom located on the ground floor, enjoying dual aspect views to the rear and side, allowing for good natural light. The room offers ample space for freestanding furniture and is finished with carpeted flooring. Central heating radiator, TV point, and socket points, creating a comfortable and practical bedroom space. Easy access to the nearby ground floor shower room providing one level living if required.

#### Shower Room 2.42m x 2.35m

A modern three-piece suite featuring a quadrant thermostatic shower enclosure, wash hand basin, and WC. Tiled splashbacks and an opaque rear picture window provide practicality and privacy, while timber-effect vinyl flooring and spotlighting enhance the contemporary feel. The room is completed with a heated towel rail, wall-mounted toilet tissue holder, towel rail and mirror.

#### First Floor

A carpeted staircase with oak handrail & balustrade leads to the first-floor landing, where natural light pours in from a vaulted ceiling with a Velux window above. The landing continues with carpeted flooring and is complemented by a vertical central heating radiator and spotlighting, creating a bright and airy upper hallway space.

#### Master Bedroom One 5.58m x 4.10m (Walk-in Wardrobe 3.45m x 1.66m)

The principal bedroom is the largest of the bedrooms and offers a notably refined, bright and spacious retreat. Generous proportions allow ample space for a full range of freestanding furniture. The room benefits from a walk-through wardrobe accessed from the bedroom or en suite shower room, fitted with multiple shelving and clothes rails, as well as dual access to a private ensuite shower room. Additional features include a central heating radiator, carpeted flooring, pendant lighting, TV point, and multiple socket points.

#### Ensuite Shower Room 3.02m x 1.97m

A contemporary three-piece en-suite comprising a walk-in thermostatic shower enclosure with fixed glazed screen and wet wall panelling, WHB and WC, with additional space for vanity furniture. A tiled shelf provides practical storage for toiletries, complemented by a LED mirror. The room benefits from underfloor heating with specialist nonslip flooring, spotlighting, and a heated towel rail for added comfort. An opaque window allows natural light while maintaining privacy.

#### Bedroom Two 5.06m x 3.25m

Roomy double bedroom with large linen cupboard and inbuilt wardrobe. Elevated window views to the front and plenty of space for freestanding furniture. Finished with carpeted flooring, central heating radiator and socket points.

#### Bedroom Three 3.95m x 3.15m

A further double bedroom, currently utilised in part as a study space, enjoying window views to the front and benefiting from an inbuilt wardrobe. The room offers ample space for additional freestanding furniture and is finished with carpeted flooring. Additional features include a central heating radiator, feature spotlighting, phone and multiple socket points, making it a versatile and functional space. Access to Jack and Jill ensuite shower room.

#### Ensuite Shower Room 2.60m 1.74m

Jack and Jill style en-suite shower room, offering dual access from bedroom three and four, comprising a quadrant thermostatic shower enclosure with tiled splashbacks and decorative mosaic detailing, wash hand basin, and WC with concealed cistern. The space is finished with vinyl flooring and ceiling spotlighting and includes two recessed vanity shelves set within the wall for practical storage. A heated towel rail provides added comfort, while a wall-mounted mirror with glass shelf, toilet tissue holder, and towel rail complete the room.

#### Bedroom Four 3.92m x 3.15m

Good size double bedroom positioned to the rear, enjoying window views to the hillside. Benefiting from direct access to a Jack and Jill en-suite shower room. The room includes an inbuilt wardrobe and offers comfortable space for additional furniture. Finished with carpeted flooring, it also features spotlighting, a TV point, and multiple socket points, creating a well-equipped and practical bedroom.

#### Bathroom 2.92m x 2.06m

A luxurious four-piece family bathroom featuring a full-sized Jacuzzi bath with tiled splashback and striking coloured glass mosaic detailing. In addition, there is a walk-in thermostatic shower enclosure, wash hand basin with matching mosaic tile detail, and WC. A Velux window positioned above the bath to the rear allows views of the stars at night or natural daylight to fill the space. The room is finished with timber-effect vinyl flooring, ceiling spotlighting, and a heated towel rail, along with a towel holder and illuminated mirror, completing this impressive family suite.

#### Integral Garage/Workshop 5.27m x 3.69m

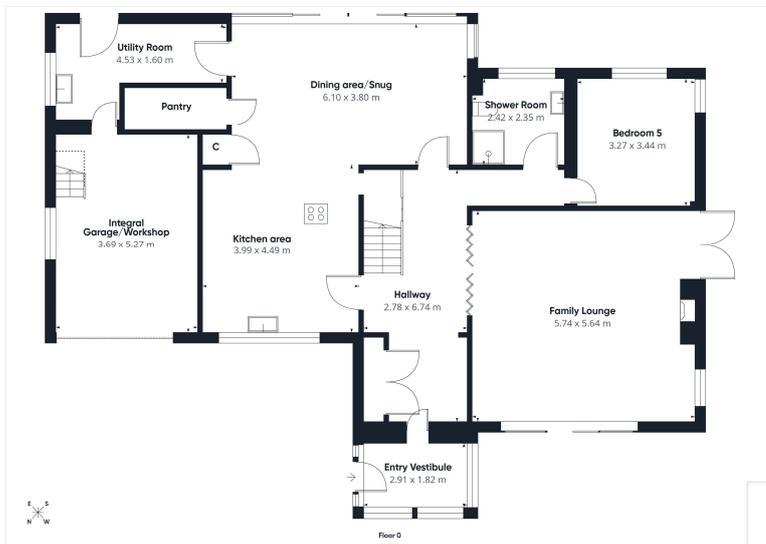
A highly practical integral double garage offering exceptional versatility for modern family living. Fitted with a power Hörmann roller door to the front, operated by remote control, it provides secure and convenient access. To the rear, there is an internal door leading directly into the utility room. Space saving compliant timber stairs rising to the upper-level providing a fully insulated home office/TV room with power and light, creating excellent connectivity within the property. Equipped with power and lighting, the garage also benefits from fitted shelving and ample space for workbenches, currently utilised as a craft and hobby area. Beyond vehicle storage, this substantial space is ideal for families requiring room for bicycles, kayaks, paddleboards, tools, gardening equipment, seasonal items, and general outdoor gear. It offers superb flexibility as a workshop, hobby studio, home gym area, or simply well-organised storage, making it an invaluable extension of the home.

#### Home Office/TV Room 5.58m x 3.62m

Accessed via a space saving compliant timber stairs from the integral garage, this versatile upper-level room is currently used as a TV room and would equally serve as an ideal home office. The area offers flexibility for a range of furniture configurations and creates the perfect retreat for some quiet time away from the main house. There is a wall-mounted TV point with discreet cable trunking neatly concealed along the ceiling and routed to the rear of the television position, ensuring a clean and streamlined finish. The space also allows room for additional items such as a small fridge or occasional table. Twin Velux windows positioned on either side of the room introduce excellent natural light, while spotlighting enhances the atmosphere and functionality of this adaptable space.

#### Grounds

The easily maintained grounds are deceptively spacious while being thoughtfully arranged to provide generous parking, privacy, and a variety of outdoor seating and entertaining areas. To the front, stone-chipped parking areas offer multiple spaces for vehicles, complemented by smart pathways leading to the main entrance. Gates positioned on either side of the property provide convenient access to the enclosed rear gardens. The rear gardens are private and create a highly usable outdoor environment. Directly accessed from the principal living areas, the garden flows naturally from the home, enhancing indoor-outdoor living. A covered decked seating area, formed with an open-sided structure and clear corrugated roof, provides sheltered space for barbecuing and outdoor dining in all weathers. Adjacent to this is an all-weather surface covered deck area, complete with a worktop space, ideal for barbecue preparation and outdoor catering. Beyond, is an uncovered seating terrace that tracks the sun with ample room for outdoor furniture, perfect for relaxing or entertaining. There are raised beds, along with a greenhouse, timber tool shed, and outside taps to support keen gardeners and growers. Stone-chipped sections further enhance the ease of upkeep, resulting in a well-balanced outdoor space that combines practicality with enjoyment. A lawn area could be installed here if preferred by the lucky new owners.



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