



3 Bedroom Detached Bungalow

Guide Price: £380,000

An Sabhal, Kimore, by Oban, Argyll, PA34 4XX

A charming stone-built cottage enjoying a peaceful glen setting, surrounded by stunning countryside views. on the outskirts of Oban. Beautifully presented throughout, the property combines original character features with modern comforts including a striking vaulted ceiling, archers' windows and a recently installed multifuel stove in the lounge. The flexible accommodation comprises an impressive open plan kitchen to the living space, utility area, conservatory with insulated ceiling, three ground floor bedrooms, contemporary family bathroom and a versatile converted attic space with timber staircase access to home office area and open plan room with bathroom at the end. Further benefits include LPG central heating with recent boiler, quality flooring, double glazing, private driveway parking for multiple vehicles. Well stocked and maintained wrap around gardens with designated areas for gardening and relaxing with a vegetable patch, greenhouse, sheds, patio and BBQ area. Broadband, 4G and digital television services are available. EPC Rating E53.




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Entrance Porch & Hallway

A bright and welcoming entrance area providing practical space for coats, boots and outdoor wear. Attractive glazed entrance door and side windows allowing for natural light. Glazed internal door leads through to the main hallway with Moduleo LVT flooring. The hallway offers excellent storage, a central heating radiator and access to all ground floor accommodation.

Open Plan Living Area 7.91m x 4.69m (overall)

Kitchen Area 3.73m x 2.46m

The kitchen is fitted with an attractive range of grey shaker-style base units with open shelves, providing excellent storage and generous worktop space. Thoughtfully designed with practicality in mind, features include a carousel pantry cupboard, integrated double oven and grill, gas hob with extractor hood, stainless steel sink with mixer tap and space for a dishwasher. A large window frames delightful views across the surrounding fields, while tiled flooring and spotlighting complete the space.

An open arch doorway leads to the useful utility area which houses the LPG central heating boiler and provides additional storage, worktop, space and plumbing for laundry appliances.

Lounge Area 5.58m x 4.69m

A truly impressive living space featuring a dramatic vaulted ceiling and triple views which fill the room with natural light throughout the day.

Charming archers' windows adds character, while the recently installed Woodwarm multi-fuel stove, set upon a slate hearth, creates an attractive focal point. There is ample space for both lounge and dining furniture, making this a superb area for relaxing and entertaining. An open-tread staircase leads to the upper floor with mezzanine level overlooking the lounge and allowing the heat from the stove to fill the attic space. Moduleo LVT flooring and sliding glazed patio doors open directly into the conservatory for additional seating if required.

Conservatory 3.79m x 2.52m

A versatile addition to the home, currently utilised as a dining and garden room. Double glazed, recently insulated ceiling, underfloor heating and lighting for year-round enjoyment. Exposed stone base wall, deep window ledges and attractive timber detailing add to the charm. French doors provide direct access to the patio and garden, while underfloor heating ensures comfort in all seasons.

Bedroom One 4.39m x 2.72m

A spacious double bedroom benefiting from dual aspect windows overlooking the surrounding countryside. The room offers, timber effect Moduleo LVT flooring, ample space for freestanding furniture and enjoys a bright and airy feel.

Bedroom Two 3.85m x 2.71m

A well-proportioned double bedroom with dual aspect views, timber effect Moduleo LVT flooring and a fitted mirrored wardrobe. There is ample room for additional bedroom furniture.

Bedroom Three 2.74m x 2.69m

Smaller double bedroom with rural views of the fields to the front of the property, inbuilt double wardrobe providing useful storage, timber effect Moduleo LVT flooring and spotlighting.

Family Bathroom 3.09m x 2.91m

A beautifully finished, contemporary 4 piece bathroom featuring on trend stone-effect tiling throughout with underfloor heating. The suite comprises a freestanding bathtub with wall-mounted tap, WC, wall mounted vanity wash hand basin and a large quadrant shower enclosure with thermostatic shower. Modern lighting, illuminated mirror and quality fittings complete this luxurious space.

Attic Room & Home Office Area 5.51m x 2.10m / 2.45m x 2.19m

Accessed via the open-tread staircase from the lounge, the upper floor offers a flexible and versatile space with reasonable headroom. Currently utilised as a home office, music room and occasional guest accommodation. Velux windows provide natural light while useful eaves storage enhances practicality. This adaptable area could suit a variety of purposes depending on individual requirements.

Bathroom 2.02m x 1.79m

Located off the attic room, the additional bathroom features a good size bath with mixer tap and handheld shower attachment, WC, wash hand basin, extractor fan and useful eaves storage, providing additional convenience for guests or family members.

Grounds

The property is approached via a gated gravel driveway providing private parking for multiple vehicles. The generous garden grounds have been thoughtfully arranged to create a variety of outdoor spaces for both relaxation and productivity. Beautifully stocked with mature shrubs, fruit trees, plants and seasonal colour, the gardens include enclosed lawn areas ideal for children and pets, a productive vegetable patch, greenhouse and multiple sheds providing excellent storage. Several seating areas have been carefully positioned to take advantage of the surrounding countryside views and westerly aspects, creating perfect spots to enjoy afternoon and evening sunshine. The gardens are regularly visited by an abundance of local wildlife, further enhancing the property's peaceful rural appeal.

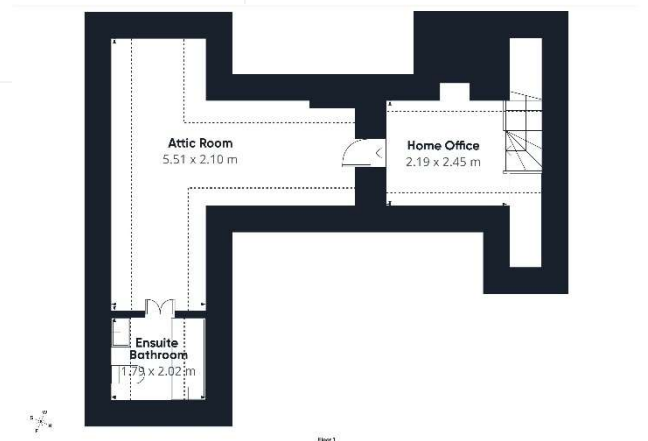
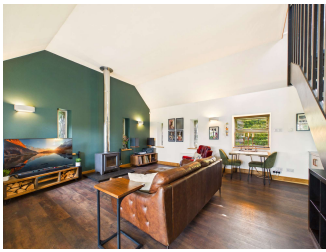
Location

Kilmore is a popular village situated on the southern outskirts of Oban, offering a peaceful setting while remaining within easy reach of the town's extensive amenities. Often referred to as the "Gateway to the Isles", Oban provides a wide range of shops, supermarkets, cafés, bars, restaurants and leisure facilities, together with excellent healthcare services, primary and secondary schooling and a modern sports centre. The town is also renowned for its transport connections, with regular rail and bus services linking to Glasgow and beyond, while Caledonian MacBrayne ferry services provide access to many of Scotland's beautiful Inner and Outer Hebridean islands. Oban Airport offers additional regional flights, making the area an excellent base from which to explore Scotland's west coast.

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