





2 The Elms

Glenmore Road
Oban, PA34 4ND

Recently upgraded four bedroom family home with many pleasing features - located in a popular residential area of Oban

The popular west coast town of Oban has a good range of shops and professional services as well as secondary schooling and a railway station with regular services to Glasgow and a bus service north to Fort William. Oban is also the ferry terminal to the Western Isles and is an excellent area for sailing.

The nearby village of Connel has a small private airfield and Glasgow Airport has regular connections to London and a variety of domestic and international destinations. The town boasts a wide variety of shops, restaurants, cafés and bars, while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as 'The Seafood Capital of Scotland', the town is also the Gateway to the Isles, with ferry, train and plane

services linking the islands to the mainland and the central belt.

There is spectacular hill walking, climbing and mountaineering in the area, with skiing also available at Aonach Mor and Glen Coe. The numerous lochs and rivers provide both salmon and trout fishing and there are exciting world-famous sailing locations along the West Coast.

The property is set in a magnificent elevated position above the town with views over neighbouring properties and beyond. The Elms is within walking distance to the centre and there are good local transport links nearby which offers easy access to all local amenities.



VIEWS FROM THE PROPERTY & THE FRONT GARDEN

.....

The Elms Villa was built around the 1920's, this well presented semi-detached villa is located in a popular residential area and offers accommodation formed over three levels. Recently renovated throughout to a very high standard, the property provides excellent family accommodation and would be an ideal home for a growing family. The property benefits from recent modernisation throughout which has been finished to a very high standard and has many pleasing features which includes a beautiful modern kitchen and main lounge with a multi-fuel stove.

The accommodation comprises of a ground floor entrance hall, living room, dining room and a kitchen.

The first-floor landing leads to two bedrooms and a shower room.

The third floor/attic level hosts two bedrooms.

Special attention is drawn to the following key features

- **Recently upgraded four bedroom villa**
- **Individually designed luxury kitchen with dining room**
- **Modern family shower room**
- **Double glazed**
- **Gas central heating, multi-fuel stove**
- **Excellent storage, including built-in wardrobes**
- **Enclosed front and rear garden with shed**

The garden is enclosed to the front and rear and includes a mixture of borders, plants, mature trees and shrubs with areas of lawn and hard landscaping which provides outside seating areas. The garden is well established and requires minimum effort to maintain.

This is an attractive property which has been a family home for many years, the accommodation is well laid out and offers flexible living in a popular area of Oban.

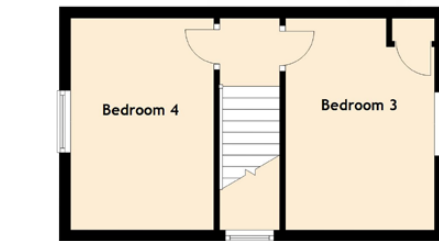
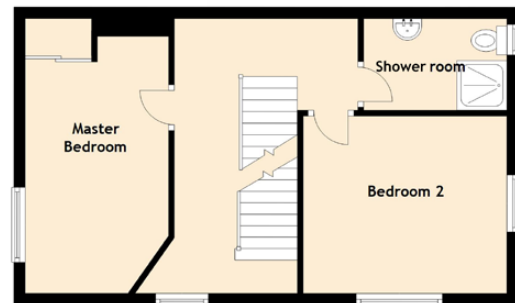
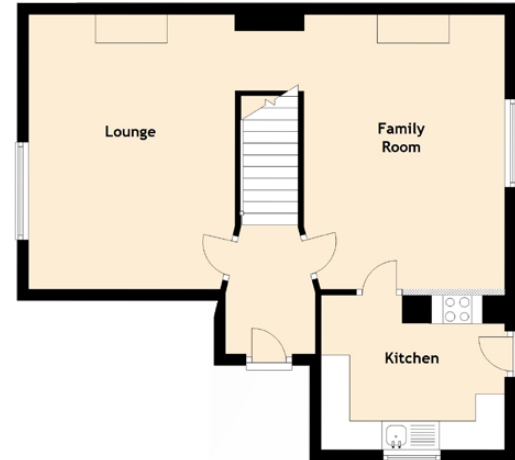
Early viewings are highly recommended and by appointment only.

.....





...the property provides excellent family accommodation and would be an ideal home for a growing family...



Approximate Dimensions (Taken from the widest point)

GROUND FLOOR

Lounge	4.80m (15'9") x 3.60m (11'10")
Family Room	4.80m (15'9") x 3.50m (11'6")
Kitchen	3.20m (10'6") x 2.70m (8'10")

FIRST FLOOR

Master Bedroom	4.49m (14'9") x 2.50m (8'2")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Shower Room	2.50m (8'2") x 1.60m (5'3")

Second Floor/Attic Level

Bedroom 3	3.70m (12'2") x 2.60m (8'6")
Bedroom 4	3.70m (12'2") x 2.50m (8'2")

Gross internal floor area (m²)

111m²

EPC Rating

E

Extras (Included in the sale)

All fixed floor coverings and blinds where applicable are included in the sale.

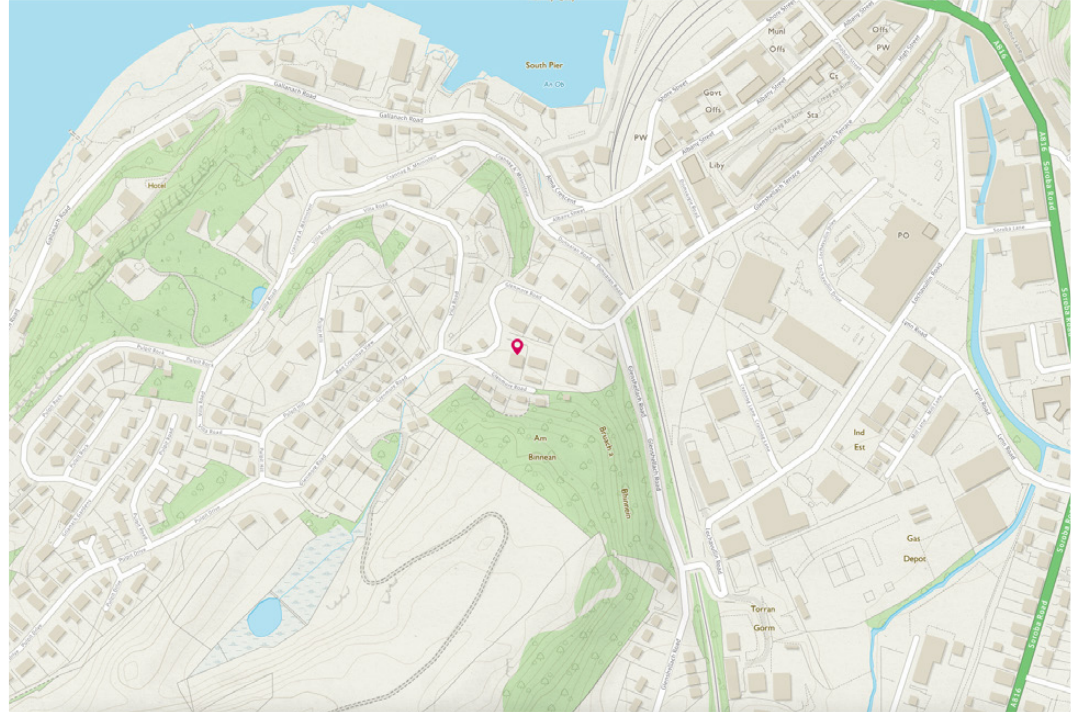


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01397 600 006
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW REID
Surveyor



Professional photography
GARY CORKE
Photographer



Layout graphics and design
BEN DAYKIN
Designer