



# THE CHURCH OF SCOTLAND EAGLAIS NA H-ALBA



## The Former Manse, Dunuaran Road, Oban PA34 4NE



### **Situation/Description**

Large detached Victorian villa located on a hill with excellent views over the town of Oban and Oban Bay towards Kerrera and beyond. The house is set in its own grounds within walking distance of the centre of Oban and the ferry terminal to Mull, Iona, Coll, Tiree, Lismore and the Outer Hebrides..

Accommodation comprises on the ground floor: entrance vestibule, hallway, living room, sitting room, morning room/study, kitchenette with dining room off, rear vestibule, utility area and toilet compartment and on the first floor: landing, five bedrooms, bathroom and linen store.

The property has a number of original features including sash & casement windows, one original tiled fireplace (with other original fireplaces boarded over) and benefits from oil fired central heating. Detached single garage and driveway with space for parking. Large enclosed garden.

**OFFERS AROUND £275,000 are invited**

MRS JANETTE S WILSON, LL.B., N.P.  
Solicitor of the Church

**LAW DEPARTMENT**  
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## ACCOMMODATION:-

### Ground Floor

#### **Vestibule 2.22m x 2.37m (into door).**

Outer storm door. Pendant light. Inner half glazed door to:-

#### **Reception Hall 2.23m (max) x 3.96m (max).**

L-shaped with fitted cloaks cupboard. Central heating radiator. Fitted carpet. Stair with matching fitted carpet to first floor.

#### **Living Room 4.15m x 4.40m.**

Double window (NE) with excellent views over the town of Oban. Tiled fireplace with wooden surround. Fitted shelved cupboard. Hatch to kitchenette. Carpet. Two central heating radiators. Pendant light. TV aerial.

#### **Sitting Room 4.36m x 4.20m.**

Double window (NE) with excellent views over the town of Oban. Single window to side (NW) with partial views over Oban bay. Fitted shelved cupboard. Tiled fireplace. Two central heating radiators. Pendant light. Fitted carpet.

#### **Morning Room/Study 4.20m x 3.60m.**

Window to side (NW). Fitted storage cupboard. Two central heating radiators. Pendant light.

#### **Lobby**

This connects the front hall to the morning room/study and dining room. Small window to rear. Understair storage cupboard.

#### **Kitchenette 4.15m x 1.2m.**

Window to side (SE). Stainless steel sink unit. Wall and floor cupboards. Fluorescent light.

#### **Dining Room 4.13m x 3.56m.**

Window to side (SE). Fitted storage cupboard. Pendant light. Sliding door and separate door to kitchenette.

#### **Rear vestibule**

Window and external door to rear.

#### **Utility Area 2.75m x 2.07.**

Potterton Kingfisher oil fired central heating boiler connected to water filled panel radiators throughout and providing domestic hot water. Meter cupboard. Window to rear. Hatch to loft space (with window). Pendant light.

#### **Toilet Compartment**

Window and skylight. WC and wash hand basin.

### First Floor

From the Reception Hall, a stair with window at half landing leads to the upper landing featuring doors off to all upper accommodation. Small hatch to loft. Fitted carpet. Pendant light.

The first floor accommodation is as follows, clockwise from the top of the stair:-

#### **Bedroom 1 4.20m x 3.04m.**

Window to side (NW) with partial views over Oban bay. Tiled fireplace with electric fire inset. Central heating radiator. Fitted carpet. Pendant light.

#### **Linen Cupboard 2.90m (max) x 1.18m.**

Window to side (NW) with shelving under. Pendant light.

#### **Bedroom 2 (Master) 4.27m x 3.57m.**

Double window to front (NE) with panoramic views over the town of Oban. Window to side (NW) with side views over Oban bay. Boxed in fireplace. Two central heating radiators. Fitted storage cupboard. Pendant light.

#### **Bedroom 3 3.61m x 2.16m.**

Window to front (NE) with panoramic views over the town of Oban. Central heating radiator. Pendant light.

#### **Bedroom 4 4.14m x 3.67m.**

Double window to front (NE) with similar panoramic views. Boxed in fireplace. Central heating radiator. Fitted carpet. Pendant light.

#### **Bathroom/WC 2.94m x 1.65m.**

Window to side (SE). Bath, WC and wash hand basin. Central heating radiator. Two towel rails. Pendant light.

#### **Bedroom 5 4.14m x 3.87m.**

Window to side (SE). Tiled fireplace with inset electric fire. Two central heating radiators. Fitted carpet. Pendant light.

#### **Gardens**

Large area of surrounding garden ground enclosed with stone walls. Garden principally laid to grass with mature shrubs. Driveway with space for parking. Detached single garage. Integral stores in the rear outshot.



#### **Viewing**

By appointment. Please contact George Seaton – Business: 01631 563014 for an appointment to view.

#### **Entry**

Early entry available

#### **Offers**

Offers around £275,000 are invited and should be submitted in writing to:-

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Church of Scotland Law Department  
121 George Street  
Edinburgh  
EH2 4YN  
Telephone 0131-240 2263  
Fax 0131-240 2246  
E-mail: [properties@cofscotland.org.uk](mailto:properties@cofscotland.org.uk)

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It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regard to all matters prior to submission of offers

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