



PETER MURPHY & Co
ESTATE AGENTS



1 Sutherland's Rise, Oban, PA37 1AH

Guide Price £345,000

Guide price now £345,000 offering exceptional value for money. Includes flooring and electrical appliances.

1 Sutherland's Rise offers a rare opportunity to buy an immaculate 4-bedroom new build detached house with elevated views in an area of outstanding natural beauty. Eco-friendly including air source heat pump and electric car charging point. Ready to move in with electrical appliances and floor coverings included in the price. Situated in the scenic village of Barcaldine and a 5 minute drive from neighbouring Benderloch with well stocked shop, church and access to sandy beach.

Located in the village of Barcaldine, set in an elevated position with panoramic views of the surrounding lochs and mountains, 1 Sutherland's Rise is the first in a small 6 house development in a secluded position on the edge of mature woodland. It would make a wonderful family home, or a retirement property where you can easily accommodate visitors, with a well-planned layout.

The Ground Floor accommodation is entered from the front via a patio slab path and leads into a spacious hallway with an understairs storage cupboard and cloakroom. Off the hallway is a good-sized office which could alternatively be used as a playroom or snug, a family lounge with open views to the loch and hills, an open plan kitchen and dining room with patio doors. A utility room and back door is situated off the kitchen. Upstairs

Living Room

This spacious living room is bright and welcoming, featuring a front-facing window that fills the space with natural light. Internal French doors create a seamless flow into the kitchen and dining area, perfect for entertaining or everyday living. With direct access from both the hallway and kitchen-diner, this versatile space offers convenience and effortless connectivity throughout the home.



Kitchen and Diner

This expansive open-plan kitchen and dining area is designed for both functionality and style. Rear-facing windows and doors flood the space with natural light, creating a bright and inviting atmosphere. Convenient access from the living room, hallway, and utility room ensures seamless connectivity, making it perfect for both everyday living and entertaining.



W.C

This convenient under-stair W.C. offers practicality without compromising space. Easily accessible from the hallway, it provides a discreet yet functional addition to the home—ideal for guests and everyday use.



Bathroom

This well-appointed bathroom offers a bright and airy feel, with a rear-facing window providing natural light and ventilation. Conveniently accessed from the first-floor hallway, it combines practicality and comfort, making it a functional yet stylish space within the home.



Bedroom 1

This spacious double bedroom offers comfort and convenience, featuring an en suite and fitted storage for seamless organization. A front-facing window fills the room with natural light, creating a bright and inviting atmosphere. Easily accessible from the first-floor hallway, this well-designed space combines functionality with a stylish, private retreat.



Bedroom 2

This well-proportioned double bedroom offers comfort and practicality, featuring fitted storage for effortless organization. A front-facing window welcomes natural light, creating a bright and inviting atmosphere. Conveniently accessed from the first-floor hallway, this versatile space is ideal for relaxation and personal retreat



Bedroom 3

This bright and comfortable double bedroom features a rear-facing window, offering a peaceful outlook and plenty of natural light. Conveniently accessed from the first-floor hallway, this well-proportioned space is ideal for relaxation and personal retreat



Bedroom 4

This peaceful bedroom features a rear-facing window, welcoming natural light and offering a tranquil outlook. Conveniently accessed from the first-floor hallway, it provides a comfortable and versatile space.



Office/Ground floor bedroom

This versatile space, featuring a front-facing window, is ideal as a home office or ground-floor bedroom. Bathed in natural light, it offers a bright and welcoming atmosphere, perfect for productivity or relaxation. Conveniently accessed from the hallway, it provides flexibility to suit various needs.



Utility

This well-designed utility room offers practical convenience, with direct access to the property's side for easy outdoor access. Thoughtfully positioned off the kitchen and dining area, it provides a seamless transition for household tasks, enhancing functionality without disrupting the main living spaces.



External



Location

Sutherland's Grove, a Forestry Scotland site, lends its name to the adjacent Creran Homes development, celebrating the area's rich natural heritage. As you step into the forest, you'll find pockets of ancient oak and Caledonian pine, creating a landscape steeped in history. Winding trails lead to a striking gorge, where water-worn rocks form breathtaking natural sculptures. The woodland is teeming with life, from the rhythmic drumming of woodpeckers to the fleeting presence of red squirrels and elusive pine martens, offering an immersive escape into Scotland's wild beauty.

Just a short distance away, Oban serves as the nearest town and a vibrant hub for both locals and visitors. Renowned for its seafood, Oban is also known as the Gateway to the Isles, with ferry connections to Mull & Iona, Tiree & Coll, Islay, and Colonsay. Beyond its stunning coastal scenery, the town offers abundant outdoor opportunities, from wild swimming and kayaking to hill walking, as well as traditional sports like football, rugby, tennis, and swimming. Community services are well-established, with a brand-new state-of-the-art high school, Atlantis Leisure—home to a full-sized swimming pool, fitness suite, tennis and squash courts—and essential amenities including a local library, supermarkets, a health food shop, post office, and more.

Disclaimer

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

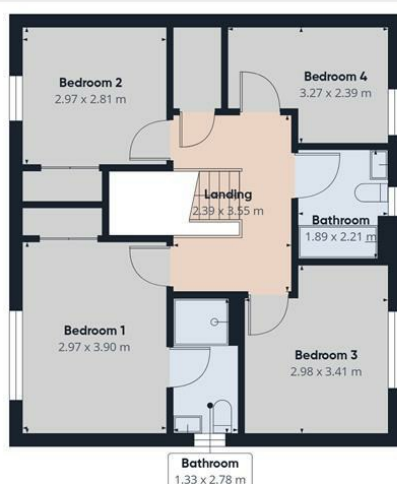
Miscellaneous

Tenure: Freehold

Council Tax Band:



Ground Floor



Floor 1



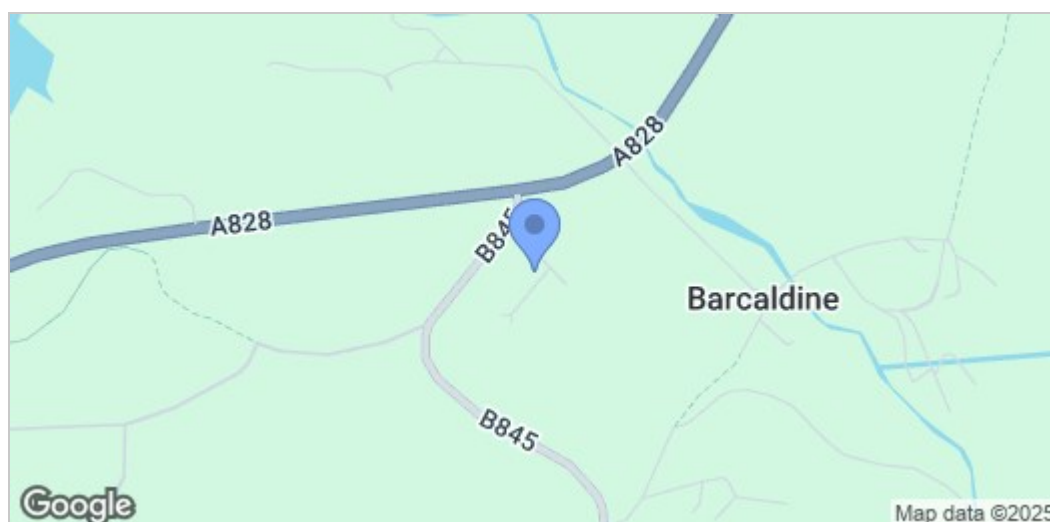
Approximate total area⁽¹⁾
114.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.