



**Premier
Properties**
Perth



Bracklinn Glenmore Road, Oban, PA34 4ND Offers Over £450,000

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Nestled in an elevated and private position, Bracklinn combines timeless charm with modern sophistication, making it an ideal choice for a variety of buyers. From those seeking a spacious family residence to those interested in creating a versatile annexe, with a current short-term let license in place.

As you enter the ground floor, you are greeted by a welcoming entrance hall that leads to an elegant living room, where you can enjoy commanding views. This level also features two generously sized double bedrooms, each with its own en suite shower, providing comfort and privacy. A snug area with delightful harbour views and a practical utility room complete the ground floor layout.

Moving to the first floor, you will find a spacious landing that leads to a stylish open-plan kitchen-dining area, perfect for entertaining guests. An additional living room or double bedroom offers stunning outlooks, while another double bedroom with an en suite shower and a family bathroom provide ample accommodation for family and friends. The property also benefits from an abundance of storage space.

Garden & Outdoors: Enjoy a large, private garden to the side of the property, offering uninterrupted panoramic views of Oban's Harbour—an ideal setting for outdoor living and entertaining. There is also a plot of land to be sold with the property that is approximately 0.12 acres that could be suitable for a variety of uses.

Parking & Access: Benefit from a dedicated off-street parking bay for two vehicles, along with shared driveway parking and additional parking options conveniently located nearby.

This captivating home combines period elegance with contemporary comforts, set against the backdrop of some of the most spectacular views Oban has to offer. An unmissable opportunity to acquire a truly special property in a prime location.

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- 4 bedrooms
- Spectacular harbour views
- Traditional detached home
- Located on Glenmore Road
- Private rear garden
- Double glazing throughout
- Elegant living room
- Open-plan kitchen-dining
- Off-street parking available
- Viewing highly recommended



