

# Oir Na Mara

Barcaldine | Oban | Argyll and Bute



**Galbraith**



# Stunning modern detached family home in an incredible coastal location



Benderloch 2.7 miles | Oban 10 miles | Glasgow 97 miles

(All distances are approximate)

Main house: 3 reception rooms, 4 bedrooms, 4 bathrooms

Guest house: 1 reception room, 1 bedroom, 1 bathroom

Modern built property with accommodation over 2 floors

Land extending to 4.47 Acres (1.81 Ha)

Located in a private elevated position with outstanding coastal views

## Galbraith

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[galbraithgroup.com](http://galbraithgroup.com)



## Situation

Oir Na Mara is an attractive detached family home situated in a stunning location on the West Coast of Scotland, a short distance from the village of Benderloch. Benderloch is located about 2.7 miles to the southwest, it offers a range of local amenities such as a church, pub, village hall, local primary school and an exclusive use venue, Barcaldine Castle. The picturesque coastal town of Oban is a further 10 miles to the south, it is a popular destination within rural Argyll and offers a wide range of shops, restaurants, primary and secondary schooling, leisure centre, golf course and a number of professional services. The area is well connected by an excellent road network, and the local train station operates on the famous West Highland Line to Glasgow. Oban Port operates regular ferry services to Mull and Outer Isles destinations with North Connell Airport, about 8 miles to the south, offering regular flights to Colonsay, Coll and Tiree. The county of Argyll is known for its stunning scenery, extensive wildlife and choice of outdoor pursuits including walking, climbing, cycling and its wide range of water sports. The area is populated with lochs, rivers and canals to explore as well as numerous castles, distilleries, national parks and forests.

## Description

Oir Na Mara is a spacious modern home located in an elevated position with panoramic views over Loch Creran. The house is accessed from a private drive, and the property is enclosed by stock proof fencing. The property was built in 2022 and has been finished to an impeccably high standard with modern fixtures and fittings throughout. From the porch you are greeted with a spaciouly hallway which leads to the double height lounge with floor to ceiling windows proving a beautifully naturally lit room perfect for entertaining family and guests. The ground also provides a large kitchen/dining area, separate utility room and two double bedrooms with ample storage space. Onto the first floor landing there is a large seating area where you can soak in the views of the coastline with natural light flooding in. There is also two further bedrooms on the first floor both benefitting from en-suite bathrooms.



To the back of the property there is a double garage with a guest house above providing additional accommodation. The guest house has a large kitchen/dining area, double bedroom, bathroom and utility area.

## Accommodation

### Main House

Ground Floor: Porch, Utility, Kitchen/Lounge, Lounge, Hall, Porch, Shower Room, Bedroom Four, Bedroom One, Ensuite

First Floor: Lounge, Bedroom Two, Ensuite, Bedroom Three, Ensuite.

### Guest House

Ground Floor: Garage, Store, Utility Room

First Floor: Kitchen/Lounge, Shower Room, Bedroom

## Garden (and Grounds)

Oir Na Mara benefits from a very large area of garden ground with is mostly laid to lawn with some areas of trees and shrubs. The garden is enclosed by stock proof fencing and hedges. The garden boasts incredible views of the surrounding area and provides the perfect place for entertaining.

### Tenure

Freehold

### Local Authority

Argyll and Bute Council

### Council Tax

Band G

### EPC

Band B (85)

## Services

Mains water and electricity | Septic tank | Oil fired central heating

[intro.happening.judges](mailto:intro.happening.judges) Post Code PA37 1SE

## Solicitors

The PRG Partnership Solicitors LLP  
111 Cowgate  
Kirkintilloch  
Glasgow  
G66 1JD

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.







## Viewings

Strictly by appointment with the Selling Agents.

## Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

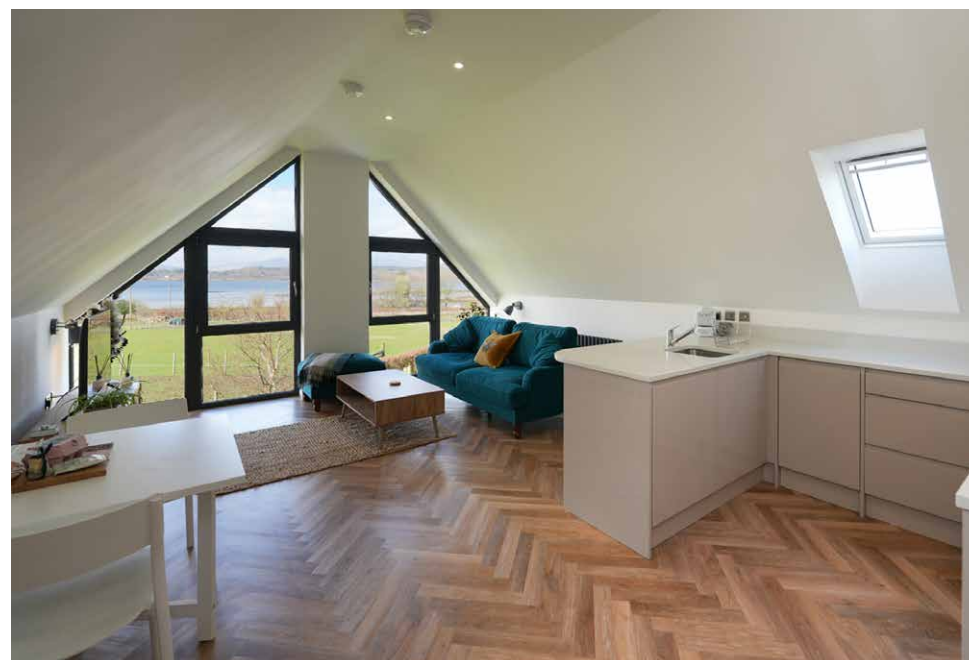
Failure to provide required identification may result in an offer not being considered.

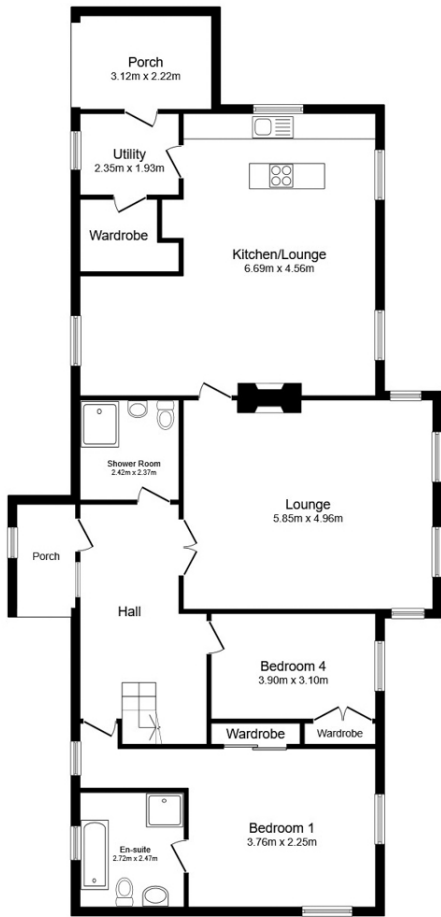
## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

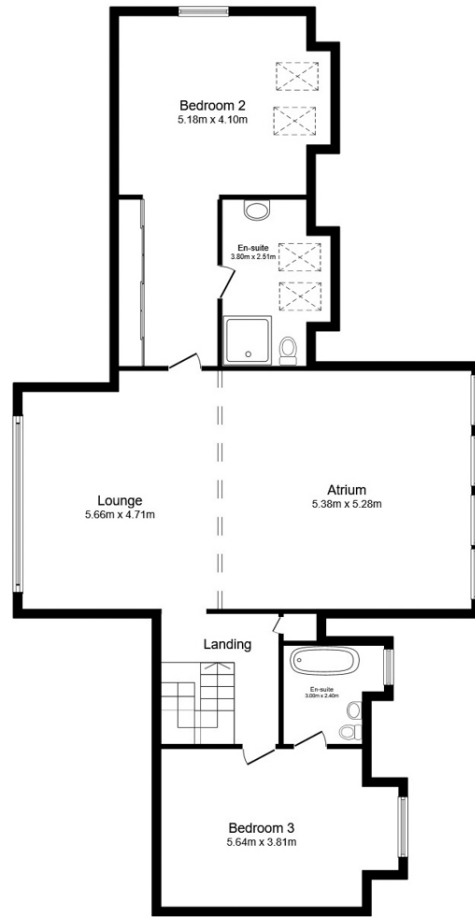
## Important Notes

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026.

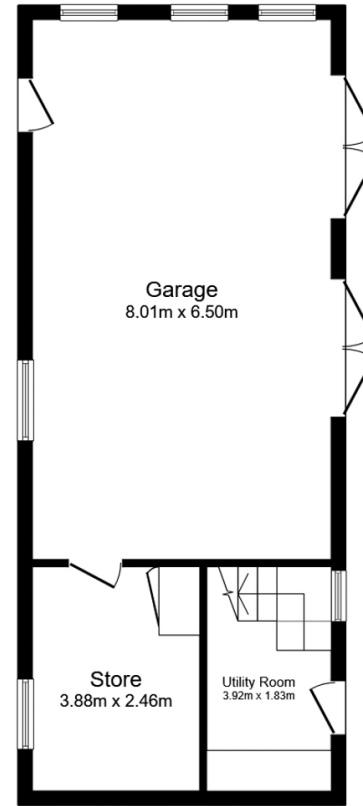




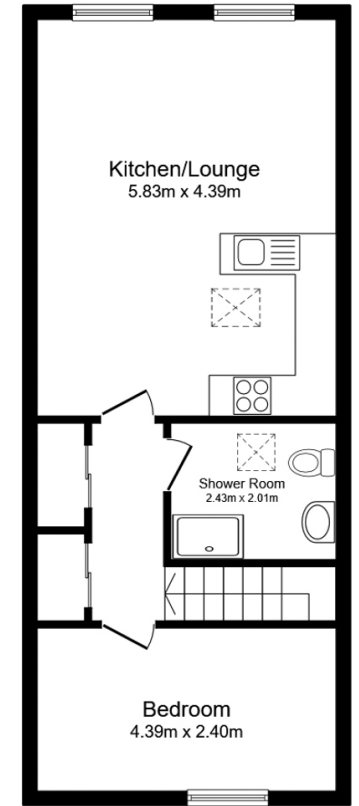
Ground Floor



First Floor

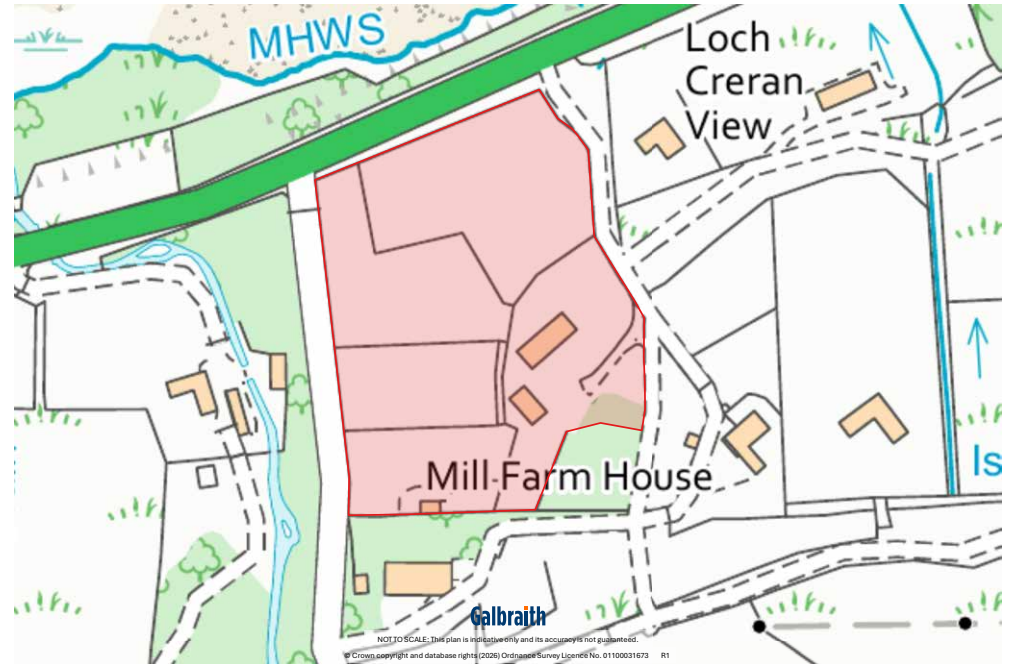


Ground Floor



First Floor







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