

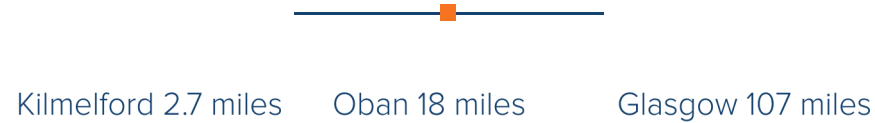


Laroch

Kilmelford, Oban, Argyll and Bute

Galbraith

# Detached bungalow in spectacular setting overlooking Loch Melfort



- Beautifully presented family home
- Scenic position within rural Argyll
- Private shoreline and pebble beach
- Large garden with outstanding loch views
- Option from local mooring association to lay a mooring in Kames Bay





## SITUATION

Laroch is situated in an enviable position overlooking Loch Melfort nestled within private grounds with panoramic striking views of the loch and surrounding hills. The local village of Kilmelford is located just 2 miles to the northeast and the well known coastal town of Oban is 18 miles to the north. Oban is a popular tourist destination within Argyll and offers a range of shops, supermarkets, restaurants and several professional services. There are also recreational and sporting facilities in Oban including a leisure centre and golf course. 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 Harbour operates regular ferry services to Mull and Outer Isles destinations with North Connel Airport, about 5 miles to the southeast, offering regular flights to Colonsay, Coll and Tiree. The local primary schools are in Kilmelford and Oban offers both primary and secondary schooling.

The county of Argyll is known for its incredible scenery, wildlife and choice of outdoor pursuits including yachting, walking, climbing, cycling and water sports. The area is populated with lochs and rivers to explore as well as numerous castles, distilleries, national parks and forests.





## DESCRIPTION

The property sits in an elevated position with a large garden and private access to Loch Melfort. The property is accessed from the A816 and benefits from its own short private driveway. The accommodation is set over one floor with six bedrooms, two large family rooms, office space and plenty of storage areas. The main living area has large windows looking out to the Loch and lets in abundance of natural light, there is also a working fireplace for the colder months making it the perfect entertaining space. Each of the bedrooms are well sized with the master bedroom benefitting from its own en-suite. The kitchen is spacious and leads directly to the dining area and second living space. The property has been well cared for and decorated to a high standard.

## ACCOMMODATION

Ground Floor: Hallway, family/dining room, kitchen, utility, bathroom, bedroom 1, bedroom 2, bedroom 3, office, storage cupboard, living room, bedroom 4, bedroom 5, master bedroom, en-suite, W/C

## GARDEN AND GROUNDS

Laroch benefits from a large garden and outdoor space with a decking area to enjoy the summer months. The garden leads directly to the shores of the loch with an area of pebble beach. The garden is mostly laid to lawn with some undulating ground and a variety of trees, shrubs and rocks. To the front of the property there is a large gravel parking area with ample space for cars and other vehicles. There is also a small garden shed for additional storage. The property is well fenced with trees providing privacy from the neighbouring properties.





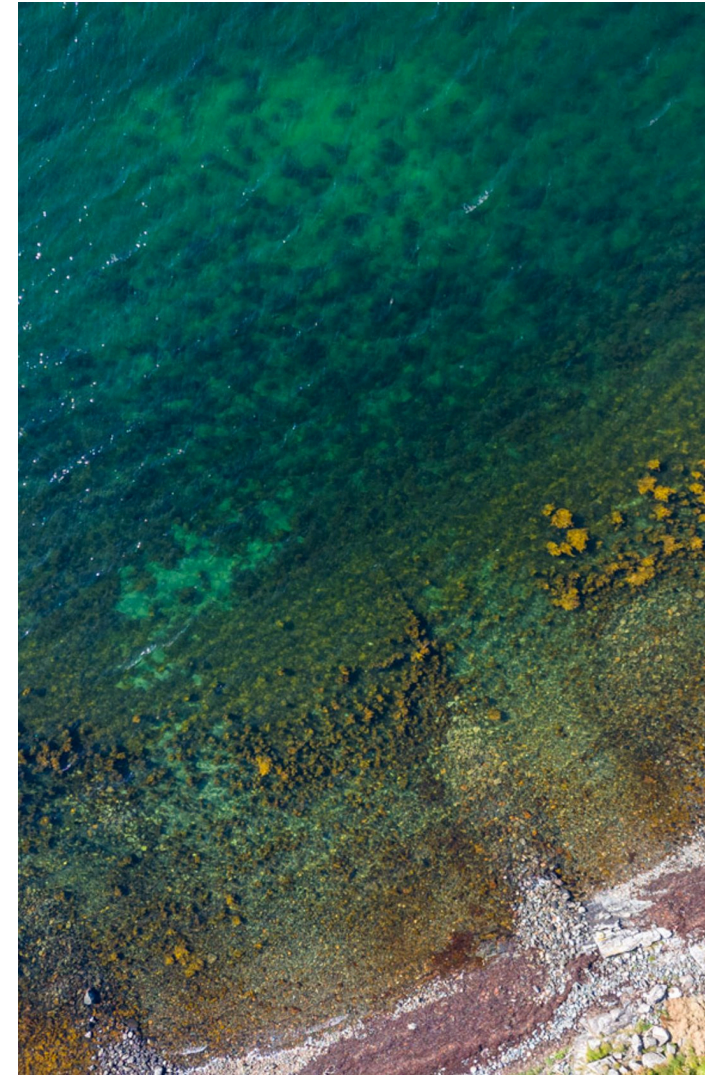












#### IMPORTANT NOTES:

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 21/08/2025.

#### 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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

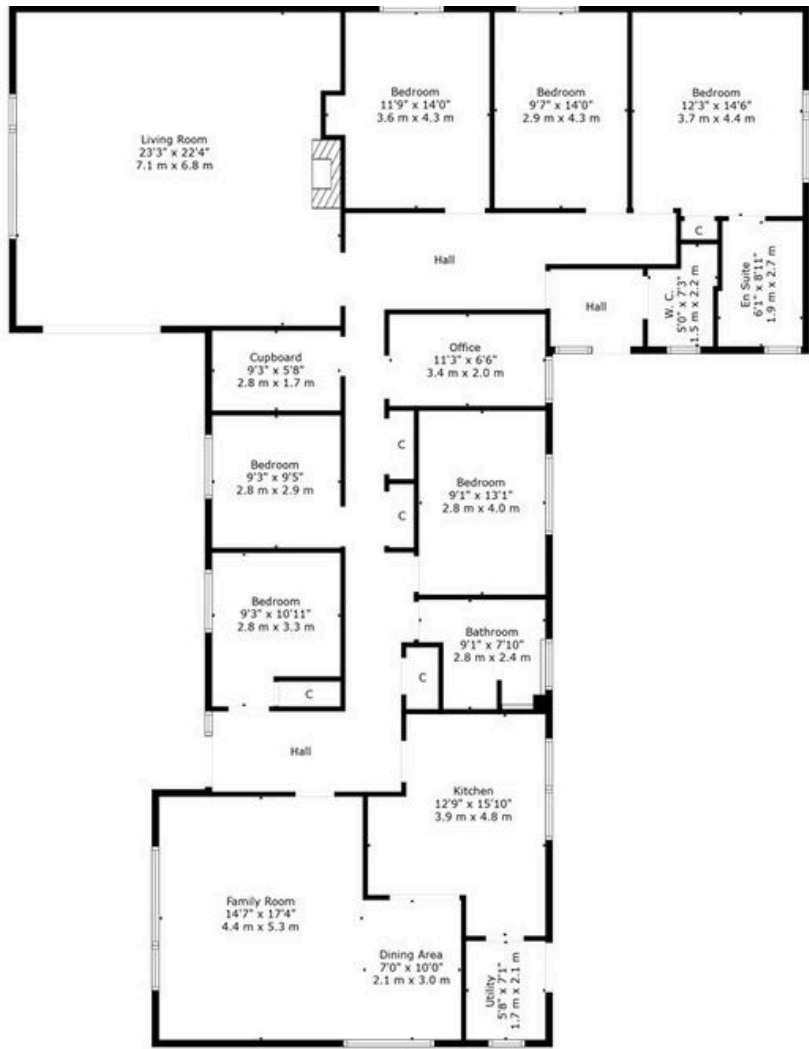






# Plans

Total Area: 235m2





# Viewings

Strictly by appointment with Galbraith Stirling Tel: 01786 434600 Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)



## Tenure

Freehold

## Local Authority

Argyll and Bute

## Council Tax

G

## EPC

F



# Services

## Water

Private

## Electricity

Mains

## Drainage

Private

## Central Heating

Electric

## Internet

FTTC



# Additional Information





Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN  
T: 01786 434600 | E: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)  
[galbraith.com](http://galbraith.com)

**Galbraith**