



## 2 Balnakeil

Kirk Road | Dunbeg | PA37 1PP

Guide Price £265,000

**Fiuran**  
PROPERTY

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2 Balnakeil is a beautifully presented 3 Bedroom semi-detached House, located in the popular village of Dunbeg. With enclosed rear garden and private parking, it would make a wonderful family home.

Special attention is drawn to the following:-

### Key Features

- Modern 3 Bedroom semi-detached House
- Beautifully presented, in walk-in condition
- Situated in popular village of Dunbeg
- 5-minute walk to the beach
- Porch, Hallway, Lounge/Kitchen/Diner
- 3 Bedrooms, Bathroom, Shower Room
- Excellent storage including partially floored Loft
- Biomass stove providing heating & hot water
- Modern features including ceiling spotlights
- Enclosed rear garden with decking
- 2 timber sheds (with power & lighting)
- Private parking for 3 vehicles to the front
- Convenient for primary school & SAMS



2 Balnakeil is a beautifully presented 3 Bedroom semi-detached House, located in the popular village of Dunbeg. With enclosed rear garden and private parking, it would make a wonderful family home.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor and under-stair storage cupboard, spacious open-plan Lounge/Kitchen/Diner with a range of white goods, and a contemporary Shower Room.

The first-floor accommodation offers three double Bedrooms and a modern Bathroom. There is also a large, partially floored Loft space with Ramsay ladder.

This most appealing property benefits from a biomass stove providing central heating & hot water. The manageable garden has a decked area and 2 timber sheds, and there is private parking for up to 3 vehicles to the front.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via private parking to the front of the property and entrance into the Porch.

#### **GROUND FLOOR: PORCH**

With window to the front, radiator, tile effect flooring, and door leading to the Hallway.

#### **HALLWAY**

With carpeted stairs rising to the first floor, under-stair storage cupboard, wooden flooring, radiator, and doors leading to the Lounge and Shower Room.

#### **LOUNGE/KITCHEN/DINER** 6.2m x 5.7m (max)

Fitted with a range of modern gloss base & wall mounted units, complementary wooden work surfaces, sink & drainer, built-in electric oven, new ceramic hob, stainless steel cooker hood, integrated fridge/freezer, new integrated dishwasher, wooden flooring, biomass stove, radiator, windows to the front & rear elevations, and French doors leading to the decking at the rear.

#### **SHOWER ROOM** 2.15m x 1.7m

With modern white suite comprising corner shower enclosure with mixer shower, vanity WC & wash basin unit, chrome heated towel rail, windows to the side & rear elevations, and tile effect flooring.

#### **FIRST FLOOR: UPPER LANDING**

With access to the Loft, radiator, built-in wardrobe, fitted carpet, and doors leading to all 3 Bedrooms and the Bathroom.



**BEDROOM ONE** 5.2m x 2.6m (max)

With window to the rear elevation, radiator, and fitted carpet.

**BEDROOM TWO** 4.05m x 3.45m (max)

With window to the front elevation, radiator, and fitted carpet.

**BEDROOM THREE** 3.3m x 2.25m

With window to the front elevation, radiator, and fitted carpet.

**BATHROOM** 2.65m x 1.7m

With modern white suite comprising P-shaped bath with mixer shower over, vanity WC & wash basin unit, Respatex style wall panelling, chrome heated towel rail, tile effect flooring, and window to the rear elevation.

**LOFT**

Large, partially floored storage space with Ramsay style ladder.

**GARDEN**

The enclosed rear garden is partially decked and partially laid to lawn, with attractive flower beds. There are 2 timber sheds with power & lighting. To the front, there is private parking for up to 3 vehicles.



## 2 Balnakeil, Dunbeg



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity, and drainage. Biomass stove.

**Council Tax Band:** E

**EPC Rating:** C72

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Dunbeg is situated around 3 miles from Oban, and is a popular residential village with local marina, general store, hairdressers and primary school. A full range of facilities and amenities are available in nearby Oban. Dunbeg is also home to the Scottish Association of Marine Science (SAMS) Marine Lab and College, and Dunstaffnage Castle.

## DIRECTIONS

Leaving Oban on the A85, turn left into the village of Dunbeg. Drive along Lorn Road through the village, and take a right into Kirk Road at the signpost for Dunstaffnage Castle. No.2 Balnakeil is the second house on the left and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

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