



## 7 Aray Gardens

Oban | Argyll | PA34 4JX

Guide Price £249,950

**Fiuran**  
PROPERTY



# 7 Aray Gardens

Oban | Argyll | PA34 4JX

7 Aray Gardens is a spacious detached House with 3 Bedrooms, located in a popular residential area of Oban. With attractive garden ground and private parking, it would make a wonderful family home.

Special attention is drawn to the following:

## Key Features

- 3 Bedroom detached Home in popular area
- Hallway, Lounge/Diner, Kitchen, Utility Area
- 3 Bedrooms, Bathroom, WC
- Large, fully insulated Loft space
- Excellent storage
- Double glazing throughout
- Electric storage heating
- Gas stove & fire surround/TV unit in Lounge
- Mature garden with array of attractive shrubbery
- Small waterfall & feature wall in rear garden
- Driveway providing private, off-road parking
- Quiet family street with local schools nearby
- Improvement potential





7 Aray Gardens is a spacious detached House with 3 Bedrooms, located in a popular residential area of Oban. With attractive garden ground and private parking, it would make a wonderful family home.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, spacious Lounge/Diner with Calor gas stove and glazed sliding doors, fitted Kitchen with Utility Area off, and modern WC.

The first-floor accommodation offers 3 Bedrooms and a family Bathroom. There is also excellent storage and a fully insulated Loft space.

With double glazing and electric heating throughout, the property is conveniently situated for access to the primary school campus, Oban High School, and the hospital.

### **APPROACH**

Via private parking to the side of the property, and entrance at the front into the Hallway or at the side into the Kitchen.

### **GROUND FLOOR: HALLWAY**

With stairs rising to the first floor, electric storage heater, fitted carpet, doors leading to the Kitchen, Lounge/Diner, Utility Area & WC, and PVC entrance door to the front elevation with lovely stained-glass panel.

### **KITCHEN 3.2m x 2.9m (max)**

Fitted with a range of wood effect base & wall mounted units, complementary work surfaces, sink & drainer, Respatex style splash-backs, built-in electric oven & grill, ceramic hob, space for a range of white goods, ceiling downlights, vinyl flooring, window to the rear elevation, opening to the Utility Area, and external door to the side. Dishwasher available separately.





**LOUNGE/DINER** 3.05m x 2.65m

With electric storage heater, Calor gas stove set within brick fire surround/TV unit, fitted carpet, dining table & chairs, and glazed sliding doors to the front & rear elevations.

**WC** 1.45m x 0.7m

With modern white WC & wash basin, vinyl flooring, and replacement window to the side elevation.

**FIRST FLOOR: UPPER LANDING**

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

**LOFT** – Insulated

**BEDROOM ONE** 3.4m x 3.1m

With window to the rear elevation, built-in wardrobe, electric storage heater, dressing table, bedside units, bedside lamps, and fitted carpet.





**BEDROOM TWO** 3.8m x 2.7m (max)

With window to the front elevation, electric storage heater, drawers, and fitted carpet.

**BEDROOM THREE** 2.35m x 2.8m

With window to the front elevation, electric storage heater, built-in cupboard, dressing table, wardrobe, and fitted carpet.

**BATHROOM** 1.95m x 1.55m

With bath with electric shower over, WC & wash basin, heated towel rail, ceiling downlights, wall-mounted bathroom cabinet, tiled walls, tiled flooring, and window to the rear elevation.

**GARDEN**

The mature garden surrounds the property and is laid to grass, slabs, and concrete, with an array of attractive & colourful shrubs/trees. There is a small waterfall and feature wall at the bottom of the sloped rear garden. There is a mono-blocked driveway providing private parking to the side of the property.



## 7 Aray Gardens, Oban



*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 & drainage

**Council Tax:** Band E

**EPC Rating:** E53

**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

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From Argyll Square head along Soroba Road on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Take a right onto Lonan Drive and a further right into Array Gardens. No.7 is on the left and can be identified by the For Sale sign.

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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

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