



## 3 Creag Bhan Village

Oban | Argyll | PA34 4BF

Guide Price £299,950

**Fiuran**  
PROPERTY

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3 Creag Bhan Village is a stunning 3 Bedroom detached House with extension to the rear, private parking and beautifully maintained garden grounds.

Special attention is drawn to the following:

### Key Features

- Immaculately presented 3 Bedroom detached Home
- Porch, Hallway, Lounge, Kitchen/Diner, Dining Room
- 3 double Bedrooms, En Suite, Bathroom, WC
- Built-in wardrobes in all Bedrooms
- Newly installed air source heating
- Wood burning stove & gas stove
- Double glazing throughout
- Integrated white goods, blinds & flooring included
- Excellent storage including large, floored Loft
- Enclosed garden with large, lit decking area
- 3 timber sheds (one with insulation, power & lighting)
- Tarmacked driveway providing off-road parking
- Quiet family street with local schools nearby
- Convenient to town centre and amenities



3 Creag Bhan Village is a stunning 3 Bedroom detached House with extension to the rear, private parking and beautifully maintained garden grounds.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, Lounge with Bay window & attractive gas stove, WC, modern fitted Kitchen/Diner, and Dining Room with wood burning stove, sky-light & glazed French doors leading to the rear garden.

The first floor offers 3 double Bedrooms (one with En Suite Shower Room), and a family Bathroom. There is also a large, floored Loft with lighting and Ramsay style ladder.

In addition to its convenient location, 3 Creag Bhan Village benefits from double glazing throughout and newly installed air source heating. In walk-in condition, there are ceiling downlights in the Kitchen, Dining Room, Lounge & Bathrooms. The attractive rear garden is enclosed and houses 3 timber sheds (one with power). There is a tarmacked driveway to the side of the property, providing excellent off-street parking. For families, there is a small playpark & football pitch nearby.

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

#### **APPROACH**

Via private parking to the side of the property, and entrance at the front into the Porch, or at the rear into Dining Room.

#### **GROUND FLOOR: PORCH** 0.9m x 0.9m

With glazed door leading to the Hallway.

#### **HALLWAY**

With carpeted stairs rising to the first floor, wood effect Karndean flooring, radiator, large under-stairs storage cupboard, and doors leading to the Kitchen/Diner, Lounge and WC.

#### **KITCHEN/DINER** 6m x 3.05m

Fitted with a range of modern cream shaker-style base & wall mounted units, solid walnut worktops, matching upstands, breakfast bar, sink & drainer, built-in oven, grill & plate warmer, ceramic hob, extractor hood, dishwasher, washing machine, radiator, ceiling downlights, wood effect flooring, window to the rear elevation, and glazed French doors leading to the Dining Room. American style fridge freezer available under separate negotiation.



**DINING ROOM** 4.2m x 3.65m

With windows to the rear & side elevations, sky-light, radiator, wood burning stove, ceiling downlights, wood effect flooring, and glazed French doors leading to the rear garden.

**LOUNGE** 5.7m x 3.9m (max)

With Bay window to the front elevation, 2 radiators, attractive fireplace with gas stove, ceiling downlights, and fitted carpet.

**WC** 1.9m x 1m

With modern white suite comprising vanity WC & wash basin, radiator, wooden flooring, and window to the front elevation.

**FIRST FLOOR: UPPER LANDING**

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

**LOFT**

Fully floored, with lighting and Ramsay style ladder.

**BEDROOM ONE** 3.95m x 3.35m

With window to the front elevation, built-in mirrored wardrobe, radiator, fitted carpet, and door leading to the En Suite.



**EN SUITE** 1.9m x 1.55m

With modern white suite comprising vanity WC & wash basin, shower enclosure with mixer shower & Respatex style wall panelling, radiator, ceiling downlights, window to the side elevation, and wood effect flooring.

**BEDROOM TWO** 3.65m x 3.1m (max)

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

**BEDROOM THREE** 3.1m x 2.3m

With window to the rear elevation, radiator, built-in wardrobe, and wood effect flooring.

**BATHROOM** 2m x 1.9m

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

**GARDEN**

There is a beautifully maintained rear garden which is enclosed, with a large patio area and attractive tiered rockery. At the top of the garden, there is a large, decked area with lighting which houses a log store. There are also 3 timber sheds (one with insulation, power & lighting). The side of the property is tarmacked and provides private parking for several vehicles. There is also a small mono-blocked area to the front of the property.



### 3 Creag Bhan Village, 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:** C70

**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 Lochgilhead. At the roundabout, take a right onto Glengallan Road. Pass through the next roundabout, and take the 2nd right. No. 3 Creag Bhan Village 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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