



11 Creag Bhan Village

Oban | Argyll | PA34 4BF

Guide Price £230,000

Fiuran
PROPERTY

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11 Creag Bhan Village is an immaculate semi-detached House with 2 Bedrooms in the popular Creag Bhan area of Oban, with detached Garage, private parking and enclosed garden.

Special attention is drawn to the following:

Key Features

- Beautifully presented 2 Bedroom House
- Hall, Lounge, Kitchen/Diner
- 2 double Bedrooms, Bathroom
- Good storage including Loft
- All window coverings & flooring included in sale
- Double glazing throughout
- Effective electric heating
- Garden to front & rear of property
- Private, off-street parking
- Detached Garage with power & lighting
- Convenient to town centre and amenities



11 Creag Bhan Village is an immaculate semi-detached House with 2 Bedrooms in the popular Creag Bhan area of Oban, with detached Garage, private parking and enclosed garden.

The ground floor accommodation comprises entrance Hall with stairs rising to the first floor, bright & spacious Lounge with attractive fireplace, and modern fitted Kitchen/Diner with glazed doors leading to the rear garden.

On the first floor, the landing has access to the partially floored Loft and doors off to both double Bedrooms (both with built-in wardrobes) and the family Bathroom.

In addition to double glazing throughout, 11 Creag Bhan Village benefits from effective electric heating. There is a private driveway leading to a detached Garage to the side of the property, an enclosed garden to the rear, and further garden ground to the front.

APPROACH

Via private parking area to the side of the property, and entrance at the front into the Hall or at the rear into the Kitchen/Diner.

GROUND FLOOR: HALL

With stairs rising to the first floor, electric storage heater, and door leading to the Lounge.

LOUNGE 4.55m x 3.65m (max)

With window to the front elevation, electric storage heater, attractive fireplace with electric fire, under-stair storage cupboard, fitted carpet, and door leading to the Kitchen/Diner.

KITCHEN/DINER 4.7m x 2.6m

Fitted with a range of base & wall mounted units, under-cabinet lighting, work surfaces, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, space for a range of white goods & dining furniture, vinyl flooring, window to the rear elevation, and glazed doors leading to the rear garden.



FIRST FLOOR: UPPER LANDING

With window to the side elevation, fitted carpet, built-in cupboard (housing the hot water cylinder), access to the Loft, and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4m x 3.2m (max)

With window to the front elevation, built-in wardrobe, electric wall heater, and fitted carpet.

BEDROOM TWO 3.2m x 2.7m (max)

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

BATHROOM 1.85m x 1.85m

With white suite comprising bath with mixer shower over, WC & wash basin, heated towel rail, partially tiled walls, vinyl flooring, and window to the side elevation.

GARAGE 6.2m x 3.15m

With up-and-over garage door to the front elevation, pedestrian door to the side, window to the side, lighting, and power.

GARDEN

There is an easily maintained & enclosed garden to the rear of the property, mainly laid to stone chippings, with a patio and attractive shrubbery to the rear. There is further garden ground to the front, also laid to stone chippings. There is a mono-black driveway to the side, leading to the Garage.



11 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 D

EPC Rating: D65

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. At the roundabout, take a right onto Glengallan Road. Pass through the next roundabout, and take the 2nd right. No. 11 Creag Bhan Village is near the end of the cul-de-sac, on the left.

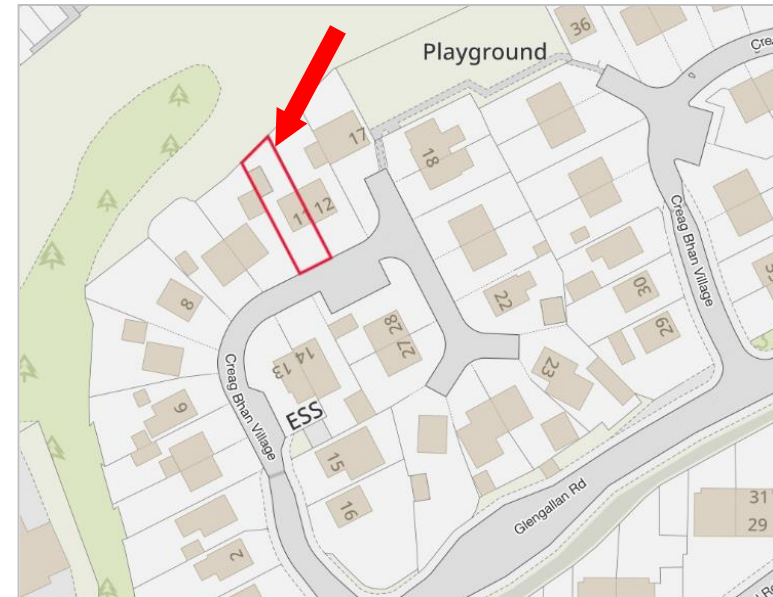
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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