



## 22 Creran Gardens

Oban | Argyll | PA34 4JU

Guide Price £199,950

**Fiuran**  
PROPERTY

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22 Creran Gardens is a modern 2 Bedroom semi-detached Bungalow in a popular residential area of Oban, with private garden & off-road parking.

Special attention is drawn to the following:

### Key Features

- Immaculate 2 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Excellent storage, including a floored Loft
- Double glazing throughout
- Replacement electric storage heating
- New roof in recent years
- White goods, window coverings & flooring included
- Private rear garden with timber shed
- Off-road parking for several vehicles
- Opportunity to add extension (subject to consents)
- Convenient to Oban Primary Campus



22 Creran Gardens is a modern 2 Bedroom semi-detached Bungalow in a popular residential area of Oban, with private garden & off-road parking.

The accommodation comprises entrance Hallway with built-in storage, modern fitted Kitchen with a range of white goods included, bright & spacious Lounge/Diner, 2 double Bedrooms (both with built-in wardrobes), and a newly fitted Shower Room. There is also a floored Loft space with lighting.

Recently refurbished and freshly decorated, 22 Creran Gardens is in walk-in condition and benefits from a replacement roof, an effective electric heating system, double glazing, and excellent storage throughout. There is private parking and an easily maintained garden with timber shed.

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

### **APPROACH**

Via driveway to the side of the property, and entrance at the side into the Hallway, or at the rear into the Kitchen.

### **GROUND FLOOR: HALLWAY**

With electric storage heater, 2 built-in cupboards (one housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to all rooms.

### **KITCHEN** 3.4m x 2.55m (max)

Fitted with a range of modern gloss base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, Respatex style splash-backs, built-in electric oven, ceramic hob, extractor hood, integrated dishwasher, washing machine, under-counter fridge, vinyl flooring, window to the rear elevation, and glazed external door leading to the rear garden.

### **LOUNGE/DINER** 4.95m x 3.55m

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



**BEDROOM ONE** 3.55m x 3.5m (max)

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

**BEDROOM TWO** 3.6m x 2.95m (max)

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

**SHOWER ROOM** 1.9m x 1.6m

Newly fitted with white suite comprising WC & vanity wash basin, large shower enclosure with electric shower, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

**LOFT**

Floored, with lighting and Ramsay style loft ladder.

**GARDEN**

The private rear garden is mainly laid to stone chippings, with a paved patio and rockery with an array of attractive shrubs. There is a timber shed with power, rotary clothes dryer, outside tap and an external power socket. There is also a small garden laid to stone chippings to the front of the property, and large driveway with off-road parking to the side.



## 22 Creran 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 D

**EPC Rating:** D68

**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.

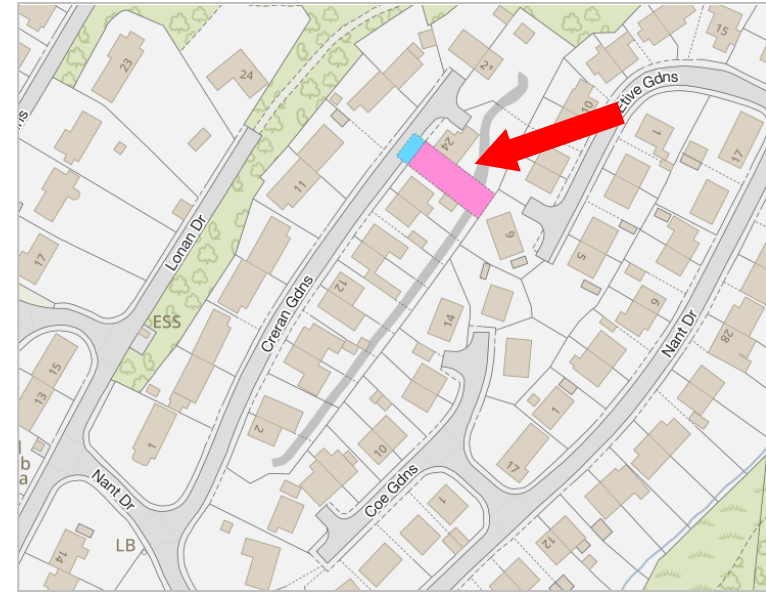
**Viewing:** Viewing strictly by appointment through the selling Agent.

## 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, a further right onto Nant Drive, and a left into Creran Gardens. No. 22 is on the right near the end of the cul-de-sac and can be identified by the For Sale sign in the window.



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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

PROPERTY

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