



10 Camus Road

Dunbeg | Argyll | PA37 1QD

Guide Price £190,000

Fiuran
PROPERTY

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10 Camus Road is a lovely 3 Bedroom semi-detached House in the popular village of Dunbeg, with beautifully maintained garden and elevated views across Dunstaffnage Bay towards the Marina & Castle.

Special attention is drawn to the following:

Key Features

- Delightful 3 Bedroom semi-detached House
- Elevated views across Dunstaffnage Bay
- Situated in popular village of Dunbeg, near Oban
- Sun Room, Hallway, Kitchen, Lounge/Diner
- 3 double Bedrooms, newly fitted Shower Room
- Large Loft offering development potential
- Double glazing throughout
- Oil central heating
- Window coverings & flooring included
- White goods available, if required
- Beautifully maintained garden with large shed & store
- Free on-street parking
- No chain



10 Camus Road is a lovely 3 Bedroom semi-detached House in the popular village of Dunbeg, with beautifully maintained garden and elevated views across Dunstaffnage Bay towards the Marina & Castle.

The ground floor accommodation comprises Sun Room, Hallway with stairs rising to the first floor, fitted Kitchen with door to the garden, spacious Lounge/Diner, and newly fitted Shower Room.

The first floor accommodation offers 3 double Bedrooms. There is also a large, insulated Loft.

The property is fully double glazed, and benefits from oil central heating. The well established garden surrounds property, and a large stone-built shed sits to the rear. There is ample free on-street parking.

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

APPROACH

Via path at the front of the property and entrance at the side through the Sun Room, or via shared path to the rear and entrance at the rear into the Kitchen.

GROUND FLOOR: SUN ROOM

With windows to the front, side & rear elevations, glass panelled roof, tiled floor, and glass door leading to the Hallway.

HALLWAY

With stairs rising to the first floor, window to the side elevation, radiator, built-in cupboard, and doors to the Lounge/Diner and Shower Room.

LOUNGE/DINER 4.85m x 4.25m

With 2 windows to the front, radiator, fitted carpet, and door leading to the Kitchen.

KITCHEN 3.85m x 2.65m

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, radiator, ceramic hob, extractor hood, painted flooring, window to the rear elevation, and glazed door leading to the rear garden. Range of white goods available, if required.

SHOWER ROOM 1.75m x 1.6m

With modern white suite comprising WC & wash basin, corner shower enclosure with electric shower, Respatex style wall panelling, chrome heated towel rail, ceiling downlights, vinyl flooring, and window to the rear elevation.



FIRST FLOOR: UPPER LANDING

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

BEDROOM ONE 4.25m x 3.5m (max)

With window to the rear elevation with fantastic sea views, radiator, and fitted carpet.

BEDROOM TWO 3.2m x 3.05m

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

BEDROOM THREE 3.9m x 2.7m

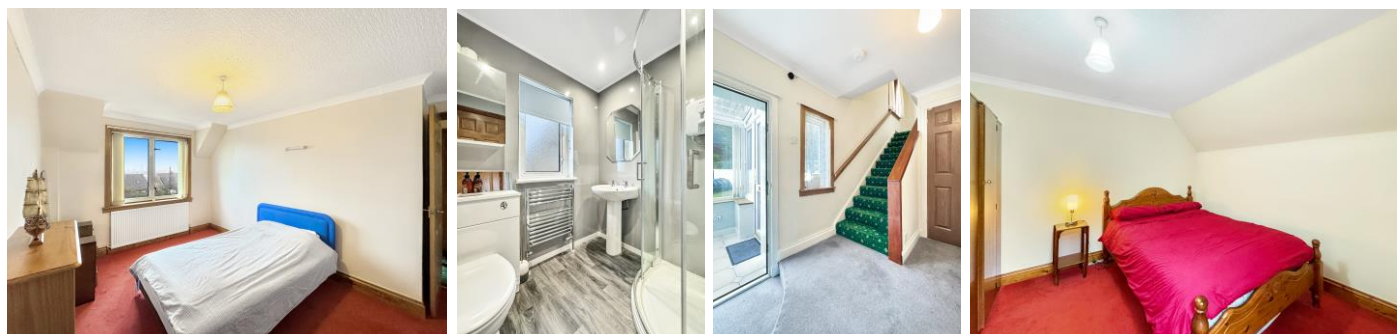
With window to the front elevation, radiator, and fitted carpet.

LOFT

Insulated storage space. Potential for development, subject to relevant consents.

GARDEN

The beautifully maintained garden surrounds the property, and is well established with an array of attractive shrubs/trees. Mainly laid to grass with paved pathways, there is some mono-blocking and a paved patio. There is a substantial stone-built shed to the rear of the garden, and a further under-stair store at the side of the property.



10 Camus Road, 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 & drainage. Oil tank.

Council Tax: Band C

EPC Rating: E46

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. Take the first right into Meadow Road, and carry straight on to Camus Road. No.10 is straight ahead 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.



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Nearby Dunstaffnage Castle & Marina

