

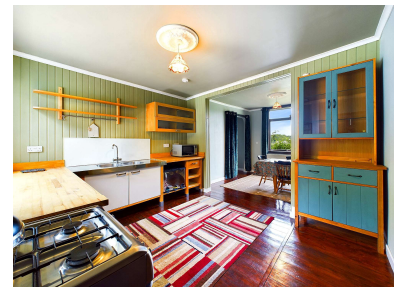
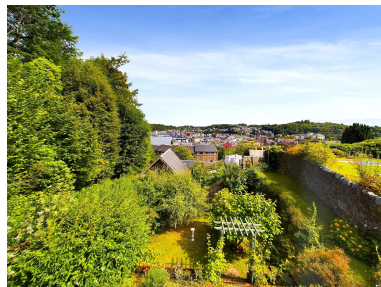
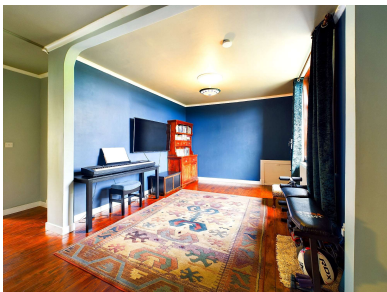


4 Bed Detached House

Guide Price: £370,000

Beechwood, Dunuaran Road, Oban, Argyll, PA34 4NE

Well presented family home with elevated sea views towards Oban Bay and McCaig's Tower, this rarely available property is perfectly and peacefully tucked away in a highly sought after and central location. The property is a true hidden gem, close to all local amenities offering a serene and welcoming atmosphere, along with flexible living spaces. Comprising; Family lounge, spacious kitchen - open plan to the dining room, utility room, 3 double bedrooms, 1 single bedroom, family bathroom and WC. The property further benefits from private enclosed front/rear gardens, bbq and patio area, an abundance of established perennials and fruit trees, large detached workshop/garage, driveway parking for several vehicles, double glazing, gas central heating, loft and eaves storage. High speed broadband, 4G and digital television are available.




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Front entrance

Direct access to and from the front garden. Inner hall with storage cupboard, wooden flooring and access to the lounge, kitchen, dining area, master bedroom and family bathroom,

Lounge 5.81m x 3.36m

Bathed in natural light, provides direct access to the front garden, creating a harmonious indoor-outdoor living experience. Impressive sea views to the front overlooking the garden & harbour beyond. This open plan family space has wooden flooring, pendant lighting with cornice, tv point, socket points, storage hatch, central heating radiator, smoke detector and ample space for freestanding furniture. Access to bedroom 1, bathroom, dining area and stairs to first floor accommodation.

Dining room 3.32m x 3.14m

Good size dining area with ample space for freestanding furniture and open plan to the kitchen. Large window to front with views over Oban Bay. Archway leading to hall area & living room. Decorative inbuilt wall shelving for display items, wooden flooring, central heating radiator, socket points and pendant lighting.

Kitchen 3.34m x 2.75m

The expansive open plan kitchen and dining area serve as the perfect setting for family gatherings, offering a bright and airy space for entertainment. Large rear facing window and natural light from utility and dining room. Matching wall and base units with various storage options, plenty of worktop space, stainless steel double sink and drainer, wet wall panel splashbacks, pantry cupboard with shelving and double doors. Wooden flooring, pendant lighting with cornice, timber wall cladding and socket points. Space and plumbing for white goods.

Utility Room 2.85m x 2.03m

Entrance door from rear garden and driveway. Windows to side and rear. Shoe and coat storage areas, stainless steel sink and drainer, overhead clothes pulley, one step down to kitchen, wooden work surfaces, vinyl flooring, Vokera combi boiler, central heating radiator, socket points. Space and plumbing for white goods.

Bedroom one (master) 3.14m x 3.07m

Good sized ground floor double bedroom with rear facing window. Wooden flooring, pendant lighting, central heating radiator, socket points and ample space for bedroom furniture.

Bathroom 2.20m x 1.78m

Modern and bright family bathroom with 3 piece suite. Located on the ground floor next to the master bedroom. Modern bath with thermostatic shower above, rainfall option head and waterfall mixer taps, Respatex backsplashes, WC and WHB with vanity storage, large heated towel rail, opaque window to rear, wooden flooring, pendant lighting and extractor fan.

First Floor landing 2.63m x 0.99m

Open tread timber staircase with balustrade to first floor landing. Eaves storage, carpeted flooring, socket points, pendant lighting and smoke detector. Access to bedrooms and first floor WC.

Bedroom two 3.44m x 3.30m

Good sized double bedroom, front facing window with elevated views of the garden and beyond to Oban Bay. Carpeted flooring, pendant lighting, central heating radiator, socket points and ample space for bedroom furniture.

Bedroom three 1.90m x 1.63m

Single bedroom with Velux window views to McCaig's Tower and Oban Bay. Bunk beds, loft hatch access, carpeted flooring, pendant lighting, central heating radiator and socket points.

Bedroom four 3.40m x 3.17m

Good sized double bedroom with stunning elevated window views of the front garden and across Oban Bay. Central heating radiator, carpeted flooring, pendant lighting and socket points. Ample space for bedroom furniture.

W/C 2.12m x 1.29m

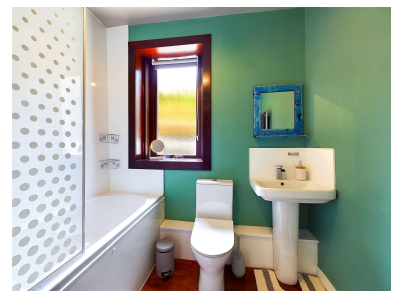
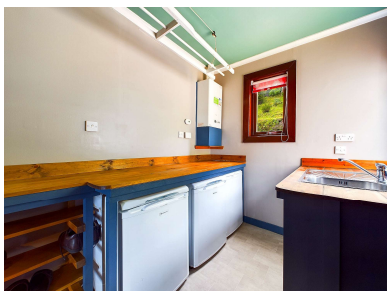
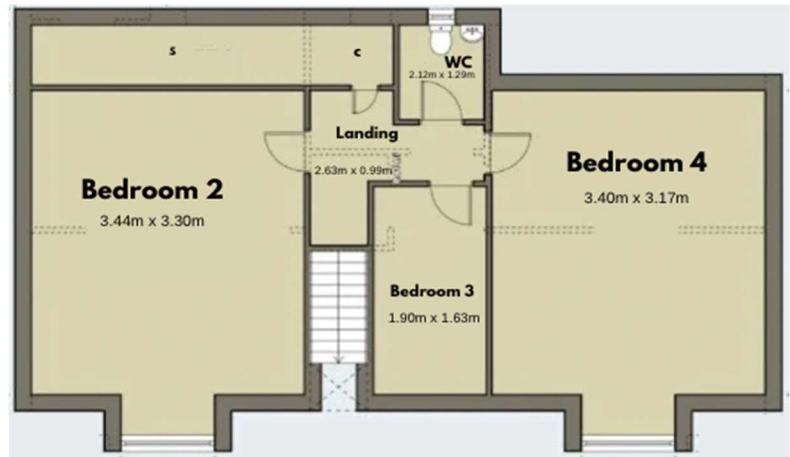
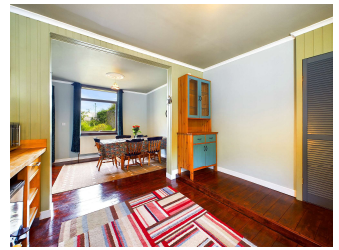
Two piece suite with W/C and WHB with tiled splashbacks and inbuilt vanity storage. Central heating radiator, carpeted flooring, wall mounted towel holder and mirrored cabinet. Opaque window to the rear.

Outside

The vibrant gardens offer a peaceful and private retreat, complete with a lawn and a variety of mature flower beds, shrubs, and plants. A mature garden with orchard, apple, pear, plum and cherry trees, mature shrubs and annual flowering perennials. A private seating area with lighting, perfect for summer evenings. Split level garden to the front with views to Oban Bay and McCaig's Tower. The garden is mainly laid out in grass with a variety of shrubs and plants. Outside lighting. Steps down to lower area of garden with stepping stone pathways. Pedestrian gate from side garden to Haggart's Brae, and a wide pathway around one side of the house allowing access to the rear patio. Included is a private, secure, gated driveway that can accommodate several vehicles.

Garage 4.7m x 3.15m

Large workshop/garage which is equipped with a workbench, hooks and shelving, overhead storage space, power and light presenting a wealth of potential uses.



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