



3 Bed Semi-Detached House

Guide Price: £185,000

Lochnell Road, Dunbeg, Oban, Argyll, PA37 1QJ

Set in a good size corner plot with a rare rural backdrop within a popular residential area. Exciting renovation opportunity with investment potential. A nearby cycle path and bus stop connecting the 3 miles to Oban. This three-bedroom semi-detached home offers a generous layout comprising an open-plan lounge/diner, modern kitchen, ground-floor bedroom and shower room, with two further double bedrooms and a useful store/home office upstairs. Additional features include double glazing, off-peak storage heating, enclosed front and rear gardens, sheds and residents' parking nearby. Dunbeg offers a general store, primary school and hairdressers, with nearby Poppies Garden Centre with cafe, The Wide Mouth Frog bar restaurant beside Dunstaffnage Marina, a 24-hour fuel station with shop, laundry and hot food takeaway. SAMS Marine Lab and College and historic Dunstaffnage Castle are within walking distance. 4G, highspeed broadband and digital TV are available. EPC rating E43 – Council tax band C.




ARGYLL
 Estate Agents

Entrance

Glazed external door, with window to the front, staircase rising to the first floor, useful under stair space, storage heater, light fitting and socket points.

Lounge/Diner 6.10m x 3.96m

Spacious open-plan lounge and dining room with dual aspect windows overlooking the front and rear gardens. Feature fireplace with electric fire, off-peak storage heater, light fittings and ample socket points. Generous proportions provide space for freestanding furniture and flexible lounge and dining areas.

Kitchen 2.18m x 4.07m

Modern fitted kitchen with a range of wall and base units, work surfaces and stainless steel sink. Four-zone electric hob with extractor, integrated mid-level microwave together with space for white goods. Window overlooking the rear garden, laminate flooring, light fittings, ample socket points and glazed external door providing direct access to the enclosed rear garden.

Bedroom Three 2.78m x 2.42m

Small double bedroom with window overlooking the front garden, electric heater, pendant light fitting and socket points.

Shower Room 3.18m x 1.56m

Fitted with an accessible shower enclosure with electric shower, WC and wash hand basin. Opaque window to rear, off-peak electric storage heater, wet wall splashbacks, tile-effect wall covering, non-slip vinyl flooring and ceiling light fitting.

First floor

Stairs with timber balustrade rise to the first floor landing, off-peak electric storage heater, pendant lighting, loft hatch and socket point.

Doors lead to Bedrooms One and Two and walk in storage cupboard.

Bedroom One 4.31m x 3.43m

Spacious double bedroom with dormer-style window to front, electric heater, socket points, ceiling spotlight fitting and useful wardrobe space with shelving.

Bedroom Two 4.00m x 2.85m

Generous double bedroom with dormer-style window to front, off-peak electric storage heater, socket points, pendant lighting and two inbuilt wardrobes.

Storage Room 1.24m x 1.94m

Useful additional room with fitted shelving, socket point and ceiling light fitting, offering excellent storage space and potential for alternative use as a small home office.

Outdoor space

The property is complemented by generous garden ground extending to the front, side and rear, with gated entrances to both the front and rear. The front garden is predominantly laid to lawn with established shrubs and planting, together with slabbed pathways providing access to the property and around the garden. To the rear is a further enclosed lawned garden with mature shrubs and planting. The grounds continue around the side, incorporating additional lawn, an apple tree, greenhouse and garden sheds, with slabbed pathways providing access throughout. A side path leads towards the large residents car park. From here, there is convenient access to a nearby path suitable for walking and cycling, providing a pleasant route towards Ganavan Sands and beyond to Oban

Location

Set in the popular residential village of Dunbeg, just 3 miles from Oban, with a cycle path and bus stop nearby. Dunbeg offers a local marina, general store, primary school and hairdressers. Poppies Garden Centre with café and a 24-hour fuel station with a handy shop, laundry and hot food takeaway are also nearby. The village is home to the Scottish Association for Marine Science (SAMS) Marine Lab and College, while historic Dunstaffnage Castle is also close by.

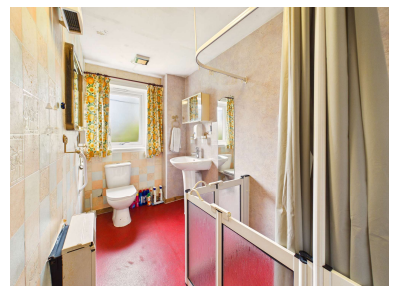
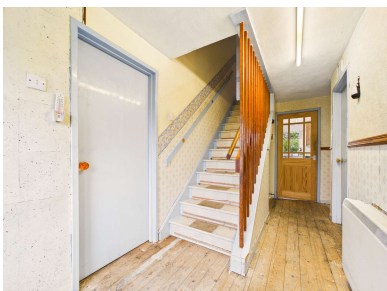
Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the “Gateway to the Isles”, is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

Thinking of selling your property?

Call now to find out more about the best deal in your area.

Oban 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.