

3 Bed Semi Detached House

Guide Price: £220,000

4 Etive Road, Dunbeg, by Oban, Argyll, PA37 1QF

Family home offering flexible accommodation over two levels in the popular village of Dunbeg, just a short commute from Oban. The property benefits from a modern kitchen, oil central heating and an enclosed coal fire. Accommodation comprising a lounge/diner, kitchen, sun porch, three double bedrooms all with ensuite. Outside, there is a private monobloc driveway providing parking for two vehicles, front garden and enclosed rear garden with drying green and a substantial detached timber shed. Dunbeg Primary School, local shops and the village hall are only a short walk away, while a pathway further up the village provides a pleasant walking route towards Ganavan Sands. Regular bus service and cycle paths connect to Oban town centre. Broadband, 4G and digital television are available.
EPC rating E52 – Council Tax Band C.







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Hallway 2.41m x 1.91m
Welcoming entrance hallway with oak flooring, space for outdoor clothing and footwear. Carpeted staircase to the first floor, window to the front, central heating radiator, lighting and internal doors providing access to the lounge/diner and Bedroom One.

Lounge/Diner 5.89m x 3.44m
Open plan lounge/diner with ample space for freestanding lounge and dining furniture. The lounge area features an enclosed coal fire creating a cosy focal point, with a large window to the front providing plenty of natural light. Oak flooring, central heating radiators, pendant lighting and wall mounted TV point. Open access to the kitchen and glazed French doors to rear sun porch.

Kitchen 3.77m x 2.07m
Modern fitted kitchen with gloss white wall and base units, integrated handles, contrasting wood effect worktops and tiled splashbacks. Integrated dishwasher, fridge/freezer, electric hob, single oven and extractor hood. Ample storage with carousel corner cabinet and dedicated herb rack cabinet, together with space and plumbing for additional white goods. Window overlooking the rear garden, vinyl flooring, spotlighting, sockets and direct access to the rear garden with drying green.

Sun Porch 2.74m x 1.93m
Bright sun porch providing plenty of natural light and French doors opening directly to the rear garden. Space for freestanding furniture, central heating, laminate flooring, fitted blinds, wall mounted TV point and lighting.

Bedroom One 3.64m x 3.42m
Ground floor double bedroom with inbuilt mirrored wardrobes, understairs storage and ample space for freestanding furniture. Front window providing natural light, carpeted flooring, central heating radiator, pendant lighting and sockets. Door to the ensuite bathroom.

Ensuite Bathroom 2.01m x 1.53m
Fitted with P shaped bath with thermostatic shower and screen, WC and WHB with storage below. Contemporary tiled surrounds, heated towel rail, opaque window, spotlighting and extractor fan.

First floor
Carpeted first floor landing providing access to Bedrooms Two and Three. Velux window, pendant lighting, smoke alarm and access to the loft.

Bedroom Two 4.52m x 2.84m
Double bedroom with ample space for freestanding furniture. Front facing dormer window providing plenty of natural light, carpeted flooring, central heating radiator, wall mounted TV point, lighting and sockets. Door to the ensuite shower room.

Ensuite Shower Room 1.78m x 1.39m
Fitted with electric shower enclosure, WC and WHB. Eaves storage, vinyl flooring, heated towel rail, lighting and extractor fan.

Bedroom Three 3.45m x 2.38m
Double bedroom with space for freestanding furniture. Side window providing natural light, carpeted flooring, central heating radiator, wall mounted TV point, lighting and sockets. Door to the ensuite shower room.

Ensuite Shower Room 1.72m x 1.58m
Fitted with electric shower enclosure, WC and distinctive countertop stone WHB. Tiled flooring, heated towel rail, eaves storage, spotlighting and extractor fan.

Grounds
The property benefits from a private monobloc driveway providing off road parking for two vehicles. The front garden is mainly laid to lawn, while the enclosed rear garden provides a further lawn, drying green and access to the detached shed. The garden offers space for outdoor seating and recreation, with access from both the kitchen and sun porch.

Detached Shed 6.10m x 6.04m
Substantial detached timber shed previously used as a home gym and benefiting from power and lighting. Provides useful additional storage, workshop or hobby space. Please note the shed is not that old, however the roof requires repair.

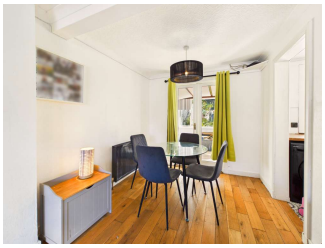
Location
Dunbeg is a popular coastal village approximately three miles from Oban and offers a range of everyday amenities including a primary school, local shops and village hall. The village is also home to Dunstaffnage Marina and is close to Dunstaffnage Castle, with attractive coastal and countryside walks available throughout the surrounding area. A pathway further up the village provides a walking route towards Ganavan and its popular sandy beach. Regular transport links provide convenient access to Oban, where a wider selection of shops, supermarkets, schools, leisure facilities, restaurants and healthcare services can be found.

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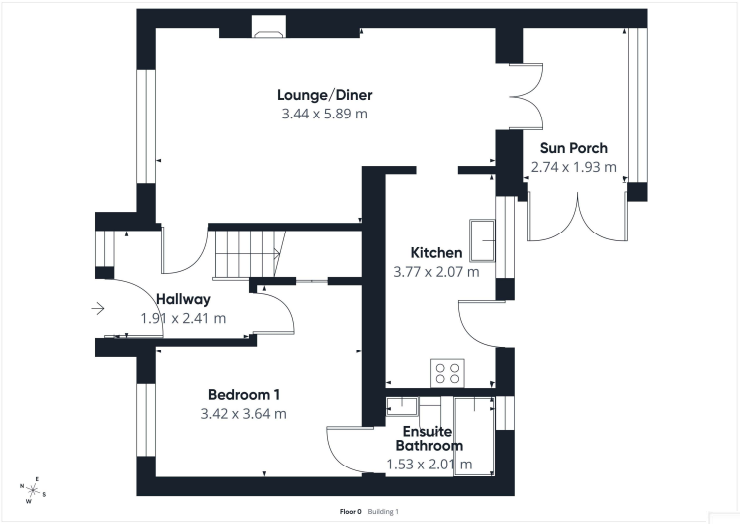











Lounge/Diner
3.44 x 5.89 m
Sun Porch
2.74 x 1.93 m
Kitchen
3.77 x 2.07 m
Hallway
1.91 x 2.41 m
Bedroom 1
3.42 x 3.64 m
Ensuite
Bathroom
1.53 x 2.01 m
Floor 0 Building 1


Ensuite
Shower
1.39 x 1.78 m
Bedroom 2
4.52 x 2.84m
Landing
0.90 x 1.35 m
Ensuite
Shower
1.72 x 1.58 m
Bedroom 3
3.45 x 2.38 m
Floor 1 Building 1







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