

DAWSONS



**2 LONAN DRIVE
OBAN, PA34 4NW**

A Beautifully Appointed And Extremely Well Maintained Detached Bungalow
Situated On The Fringe Of The Town And Set In Garden Grounds Which
Give An Excellent Degree of Privacy

Vestibule : Hall : Sitting Room : Kitchen/Dining Room : Conservatory
Principal Bedroom With Dressing Room And En-Suite Shower Room
2 Further Bedrooms : Shower Room

Integral Garage With Utility Area
2 Timber Sheds : Decked Seating Areas : Patio : Driveway

Guide Price £370,000



Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

2 Lonan Drive is situated on the fringe of the town in a popular established development of similar homes. This beautifully appointed detached bungalow underwent renovation and upgrading around 10 years ago with the works completed to an exceptionally high standard of appointment and a continuing programme of maintenance has routinely been carried out each year since. A particular feature of note is the extensive conservatory which gives the feeling of bringing the outside in and affords an excellent vantage point to enjoy the delightful garden, that stretches over the hillside to the rear with a stream gently flowing through. The spacious kitchen is extremely well fitted with integrated appliances and the integral garage has a useful utility area. The principal bedroom benefits from a dressing room and en-suite shower room, with French doors leading to the rear garden, with the second bedroom also benefiting from French doors to the rear garden. Completing the accommodation is the third bedroom and sitting room with multi-fuel stove, all adding to the desirability of this exquisite home.

DETAILS OF ACCOMMODATION

Vestibule with external door to front, recessed ceiling lights, vinyl flooring.

Hall with cloak cupboard with shelving, hot water tank and coat hooks, storage cupboard with shelving, wardrobe with sliding doors, central heating radiator, hatch to roof space, recessed ceiling lights, Karndean wood effect flooring.

Sitting Room: 6.00m x 4.00m at widest, 2 full height glazed panels with windows over, multi-fuel stove on slate hearth, central heating radiator, recessed ceiling lights, fitted carpet.

Kitchen/Dining Room: 6.50m x 3.20m, bio-fold doors to **Conservatory**, window to rear, fitted with a range of wall mounted and floor standing units with worktops, 2 pull out larder cupboards, 1½ bowl sink with drainer, integrated dishwasher, fridge and freezer, 5 ring gas hob with stainless steel extractor chimney over, 2 ovens, built-in microwave, wine cooler, wall tiling, 2 central heating radiators, recessed ceiling lights, wood floor.

Conservatory: 9.80m x 2.70m, separated into **dining** and **sitting areas** with bi-fold doors, extensive windows and glazed panels to front and sides, sliding doors to rear garden, wall lights, stone floor.





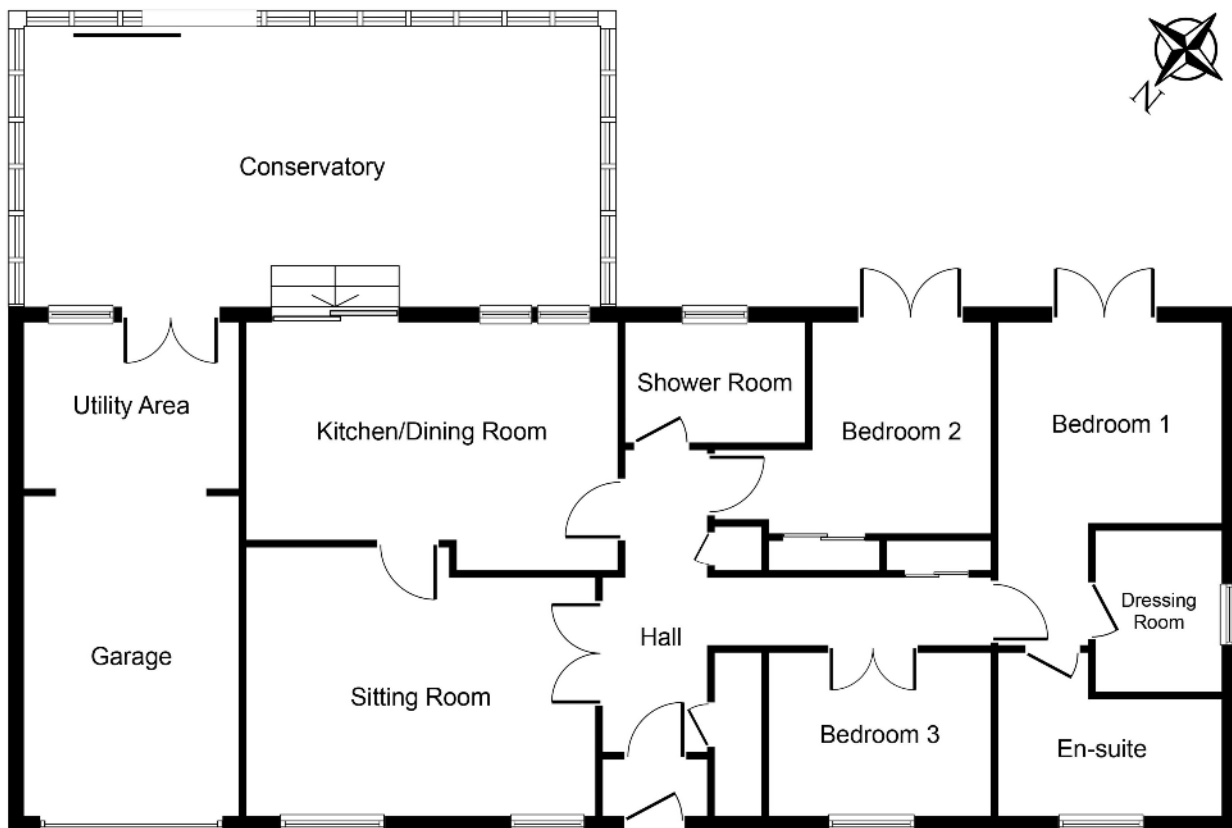
Bedroom 1: 3.67m x 2.72m plus area at door, French doors to rear garden, 2 central heating radiators, hatch to roof space, recessed ceiling lights, fitted carpet, **Dressing Room:** 2.28m x 2.11m, window to side, hanging space and shelving, recessed ceiling lights, fitted carpet, **En-Suite Shower Room:** 3.65m x 2.20m, window to front, shower enclosure with hand-held and rain-head shower, whb in vanity unit with heated mirror over, wc, walls fully tiled, heated towel rail, extractor fan, recessed ceiling lights, tiled floor with under floor heating.

Bedroom 2: 3.20m x 2.60m plus area at door, French doors to rear garden, built-in wardrobe with sliding doors, central heating radiator, recessed ceiling lights, fitted carpet.

Bedroom 3: 3.20m x 2.30m, window to front, central heating radiator, recessed ceiling lights, fitted carpet.

Shower Room: 2.70m x 1.70m, window to rear, shower enclosure with hand-held and rain-head showers, whb in vanity unit, wc, heated towel rail, walls fully tiled, recessed ceiling lights, vinyl tile effect flooring.

Integral Garage with Utility Area: 7.30m x 3.50m, electric roller door to front, part floored upper level for storage with light, French doors from conservatory, window to rear, fitted with wall mounted and floor standing units with work tops, wall shelving, washing machine and tumble dryer, lighting, concrete floor.





GROUNDS

2 Lonan Drive is surrounded by a most delightful mature garden which has been thoughtfully created and meticulously cared for providing areas of lawn, raised decking and paved patios, giving excellent areas to enjoy the garden from many different aspects, all interspersed with an interesting and colourful variety of plants, shrubs and trees. The ground extends to a wooded hillside, which affords an excellent degree of privacy to the property, with stepped pathways and a stream with bridges over meandering through. Access is to the front with a tarred parking area, screened by a high hedge.



2 Timber Sheds with concrete base, light and power, providing excellent storage.

GENERAL INFORMATION

Services: Mains electricity, water and drainage. Oil-fired central heating with external boiler. **Council Tax Band:** F.

Home Report: Available from the Selling Agents. **EPC Rating:** C73.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Guide Price: **Three Hundred & Seventy Thousand Pounds (£370,000)**. Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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