



**20 LOCHNELL ROAD,  
DUNBEG,  
OBAN, PA37 1QJ**

- **A Beautifully Presented End-Terraced House**
- **Situated In A Popular Residential Area**
- **Enjoying Far Reaching Views To The Rear**
- **Porch : Hall : Kitchen : Sitting/Dining Room**
- **3 Bedrooms : Shower Room : Bathroom**
- **Good Sized Established Garden With Paved Patio**

**Guide Price £210,000**

The popular village of *Dunbeg* is situated some 3 miles to the east of the principal West Highland town of Oban. Village amenities include a shop with Post Office, hairdressers and a well respected primary school. It is also home to the Scottish Association for Marine Science Laboratory and Dunstaffnage Marina, which accommodates resident and visiting yachts and has a restaurant/bistro. A more comprehensive range of shops, professional services and leisure facilities is available in Oban with a regular bus service to/from the village.

*20 Lochnell Road* is a bright and spacious 3 bedroomed, end terraced house situated in a quiet cul de sac and enjoying far reaching views to the rear from its elevated position. Beautifully presented and in good decorative order throughout the property benefits from excellent storage and an effective oil-fired central heating system with external boiler. The easily managed, established garden further adds to the appeal of this fine home.





### DETAILS OF ACCOMMODATION

**Porch:** 2.53m x 1.13m, external door to front, window to front, central heating radiator, cupboard housing electrics, tiled floor, glazed door with glazed side panel to **Hall** with central heating radiator, coat hooks, 2 ceiling light fittings, wood effect vinyl flooring.

**Sitting/Dining Room:** 6.19m x 3.66m, windows to front and to rear, 2 central heating radiators, 2 ceiling light fittings, wood effect laminate flooring.

**Kitchen:** 3.09m x 2.67m, external door to rear, window to rear, fitted with a range of floor standing and wall mounted units with work tops, serving hatch, stainless steel sink and drainer, ceramic hob with stainless steel splash panel and extractor chimney over, tumble dryer, ceiling light fitting, wood effect vinyl flooring.

**Shower Room:** 1.96m x 1.79m, shower enclosure with glazed sliding doors and electric shower unit, whb in vanity unit, wc, waterproof wall panelling, washing machine, extractor fan, ceiling light fitting, wood effect vinyl flooring.

A carpeted staircase rises to the **Upper Floor Landing** with 2 built-in storage cupboards, hatch to roof space, ceiling light fitting, fitted carpet.

**Bedroom 1:** 3.32m x 3.16m, window to front, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 2:** 4.32m x 2.52m, window to front, fitted wardrobe with double doors, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 3:** 4.56m x 1.80m, window to rear, central heating radiator, ceiling light fitting, wood effect vinyl flooring.

**Bathroom:** 2.16m x 1.78m, window to rear, bath with waterproof wall panelling over and electric shower unit, whb, wc, heated towel rail, ceiling light fitting, wood effect laminate flooring.

### GARDEN

**Number 20** has a good sized area of garden, gravelled to the front with paved path and pedestrian access gate, bordered by a wall. To side and rear there are areas of grass, a paved patio and a gravelled area, together with raised beds and a variety of established shrubs and bushes.

### GENERAL INFORMATION

**Services:** Mains electricity, water and sewage. Oil-fired central heating with external boiler.

**Council Tax Band:** C. **EPC Rating:** D64.

**Home Report:** Available from the Selling Agents.

**Guide Price: Two Hundred & Ten Thousand Pounds (£210,000).** Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents.

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



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