

DAWSONS



GIGULUM
BENVOULLIN ROAD, OBAN, PA34 5EF

A Most Appealing Detached Split-Level Property
In A Sought-After Established Residential Area Commanding
Superb Views Over The Rooftops To The Islands And Seascape Beyond

Vestibule : Sitting/Dining Room : Kitchen : Study
3 Bedrooms : Bathroom : Shower Room
Basement Storage Area

Mature Sloping Garden With Pond & Seating Areas

Guide Price £360,000

Independent Estate Agents of Argyll and the West Highlands



Oban, the principal tourist town of Argyll and the unofficial capital of the West Highlands, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/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 and the airport at North Connel serves private and light charter aircraft.

Gigulum is a most appealing detached home situated in a sought-after, established residential area, which is within walking distance of the town centre and close to Atlantis Leisure, the town's principal sports and leisure complex and by virtue of its elevated position commands superb open views over the roof tops to the bay and to the islands and seascape beyond. Providing extremely spacious family sized accommodation, a particular feature of note is the interesting split level design of the property and the galleried landing, whilst benefits of note are the gas central heating system and excellent storage. The amenity is enhanced by the sloping mature garden with pond and paved patio areas, together with a further decked seating area high above the house which further enriches the fabulous views.

DETAILS OF ACCOMMODATION

Sitting/Dining Room: 8.34m x 5.65m at widest, windows to front, multi-fuel stove on marble hearth, coal effect gas fire with stone surround and wooden mantel (non-operational), 2 central heating radiators, ceiling light fittings, fitted carpet.

Vestibule: 2.15m x 1.72m, glazed external door to side, window to front, ceiling light fitting, fitted carpet.

Hall with under-stair cupboard, fitted bookcases, central heating radiator, ceiling light fittings, fitted carpet.

Study: 3.53m x 2.72m, window to front, fitted bookcases, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 1: 4.13m x 3.80m, window to front, fitted wardrobes, drawers and overhead storage, central heating radiator, ceiling light fitting, fitted carpet.

A carpeted staircase rises to the **Upper Floor Galleried Landing** with storage cupboard, Velux roof light window, ceiling light fitting, fitted carpet.

Kitchen: 4.73m x 3.93m, half glazed external door to rear, windows to rear and side, fitted with a range of wall mounted and floor standing units with worktops, 2 stainless steel circular sinks, gas hob with extractor fan over, double oven, integrated dishwasher, fridge/freezer and washing machine, island unit, fitted cupboard, eaves cupboard, central heating radiator, ceiling light fitting, vinyl flooring.





Bedroom 2: 4.73m x 4.08m, window to side, fitted wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.63m x 2.68m, window to rear, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 3.61m x 1.78m, window to rear, bath, whb in vanity unit, wc, fitted cupboard, wall tiling, central heating radiator, extractor fan, ceiling light fittings, vinyl flooring.

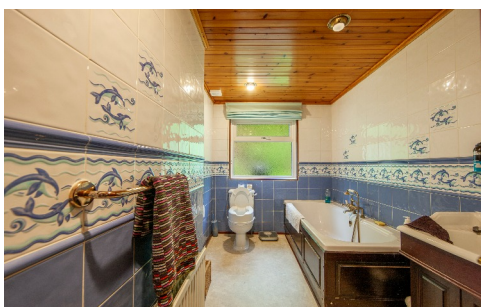
Shower Room: 2.72m x 1.86m, shower enclosure with glazed doors, whb, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.



Floor 0



Floor 1





GARDEN

Gigulum enjoys a mature sloping garden displaying an interesting variety of shrubs and bushes. Surrounding the house there is paved and gravelled patios, together with a pond. The rear garden has a more woodland feel and a path meanders through this area to a decked seating area situated high above the property.

There is a pedestrian access to the house by way of steps and pathway, with a parking area on Benvoullin Road.

Basement: with access door to side, split into two areas **Area 1:** 9.65m x 2.08m with light, power and housing central heating boiler. **Area 2:** 4.11m x 3.55m with light, power and central heating radiator. **Toilet:** 1.83m x 1.12m with wc, whb, light and extractor fan.

GENERAL INFORMATION

Services: Mains water, gas, electricity and drainage.

Council Tax Band: F. **EPC Rating:** C71.

Home Report: Available from the Selling Agents.

Guide Price: Three Hundred & Sixty Thousand Pounds (£360,000). Offers are invited and should be submitted to the Selling Agents.

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

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



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

rightmove
find your happy

Zoopla
Smarter property search

PrimeLocation.com

The Property Ombudsman

APPROVED CODE
TRADING STANDARDS UK

MAYFAIR
OFFICE.CO.UK

DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk