



10 CAMUS ROAD, DUNBEG, OBAN, PA37 1QD

- A Beautifully Presented Semi-Detached House
- Situated On The Fringe Of The Village
- Enjoying Partial Views Over Dunstaffnage Bay
- Porch : Hall : Kitchen : Sitting/Dining Room
- 3 Double Bedrooms : Shower Room
- Good Sized Established Garden : External Stores

Offers Over £225,000



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.

10 Camus Road is a spacious 3 bedroomed, semi-detached house situated on the fringe of the village and enjoying partial views over Dunstaffnage Bay towards the castle and marina. Beautifully presented and in excellent decorative order throughout, having been recently upgraded by the current owner, which includes new carpets and decoration throughout, the property benefits from excellent storage and an effective oil-fired central heating system. The good sized, established garden further adds to the appeal of this fine home.



DETAILS OF ACCOMMODATION

Porch with glazed external door to front, windows to side and rear, wall light, fitted carpet, glazed door to **Hall** with window to side, cloak cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Kitchen: 3.96m x 2.78m, external door to rear, window to rear, fitted with a range of wall mounted and floor standing units with worktops, AEG oven, ceramic hob with extractor over, plumbed for washing machine, stainless steel sink with drainer, central heating boiler, central heating radiator, ceiling light fitting, vinyl flooring.

Sitting Room: 4.99m x 4.40m, windows to front, 2 central heating radiators, 2 ceiling light fittings, fitted carpet.

Shower Room: 1.86m x 1.72, window to rear, shower enclosure with sliding doors and electric shower unit, whb, wc, waterproof wall panelling, mirror wall cabinet, heated towel rail, recessed ceiling lights, wood effect laminate flooring.

A carpeted staircase rises to the **Upper Floor Landing** with window to side, cupboard housing hot water tank, hatch to part floored roof storage area, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 1: 4.32m x 2.78m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 4.08m x 2.93m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.29m x 3.10m, window to side, central heating radiator, ceiling light fitting, fitted carpet.

GARDEN

Number 10 has a good sized and well tended garden to the front, side and rear made up of areas of lawn, pathways and an interesting variety of established shrubs and bushes, bordered by walls and timber fencing. There is pedestrian access off a shared pathway and parking is on-street. **2 External Stores.**

GENERAL INFORMATION

Services: Mains electricity, water and sewage. Oil-fired central heating.

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

Home Report: Available from the Selling Agents.

Offers Over: Two Hundred & Twenty Five Thousand Pounds (£225,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Entry: By mutual agreement.

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



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