

**DAWSONS**



**BANKHEAD  
MCCAIG ROAD, OBAN, PA34 4YD**

An Attractive Detached Property Offering Excellent Versatile Family  
Accommodation Situated In A Small Group Of Similar High  
Quality Homes In a Quiet Cul-De-Sac On The Fringe Of The Town

Porch : Hall : Sitting Room : Conservatory : Kitchen  
Study : 4 Bedrooms : 2 Shower Rooms

Established Garden : 2 Timber Sheds

**Guide Price £295,000**

Independent Estate Agents of Argyll and the West Highlands



**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 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 also enjoys good transport links to the central belt of Scotland by road and rail.

**Bankhead** is an attractive detached property offering excellent versatile and spacious family accommodation situated in a small group of similar high quality homes tucked away in a quiet cul-de-sac on the fringe of the town. Although the property is in need of some cosmetic upgrading to bring it up to today's standard of appointment, it has been very well maintained over the years by the current owners and benefits from an effective LPG central heating system. A particular feature of note is the conservatory which enjoys pleasant distant views to the hills beyond with the amenity being enhanced by the good sized established garden, which all adds to the appeal of this fine home.

#### DETAILS OF ACCOMMODATION

**Porch:** 3.10m x 1.63m, half glazed external door to front, glazed panels to side, tiled floor, glazed door to hall.

**Hall** with cloak cupboard with double doors, central heating radiator, 2 ceiling light fittings, wood effect laminate flooring.

**Sitting Room:** 5.70m x 4.38m at widest, feature wall panelling, inset multi fuel stove with stone surround and mantel, glass fronted wall cabinet, 2 central heating radiators, 2 ceiling light fittings, laminate wood effect flooring, glazed door to conservatory.

**Conservatory:** 4.02m x 3.31m, glazed roof, glazed external door to garden, windows and glazed panels to side, tiled floor.

**Kitchen:** 5.04m x 2.23m, glazed external door to rear, window to side, glazed panels to sitting room, fitted with a range of wall mounted and floor standing units with worktops, stainless steel sink with drainer, cooker, dishwasher, wall tiling, gas boiler, central heating radiator, ceiling light fitting, vinyl flooring.

**Shower Room:** 1.89m x 1.80m, window to front, walk-in shower enclosure with electric shower unit and glazed half height panels, wc, whb, waterproof wall panelling, extractor fan, ceiling light fitting, vinyl flooring.

**Bedroom 2:** 3.51m x 2.74m, window to front, built-in wardrobe with double doors, central heating radiator, ceiling light fitting, laminate wood effect flooring.

**Bedroom 3:** 3.81m x 2.75m, window to rear, central heating radiator, built-in wardrobe with double doors, ceiling light fitting, fitted carpet.



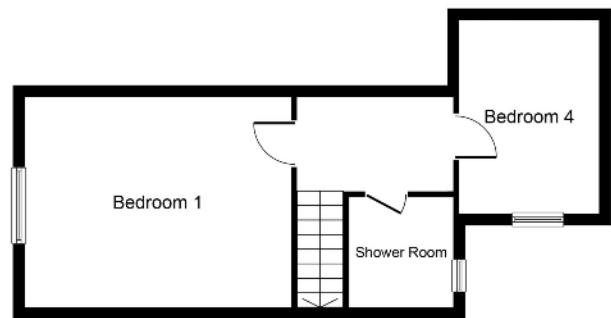
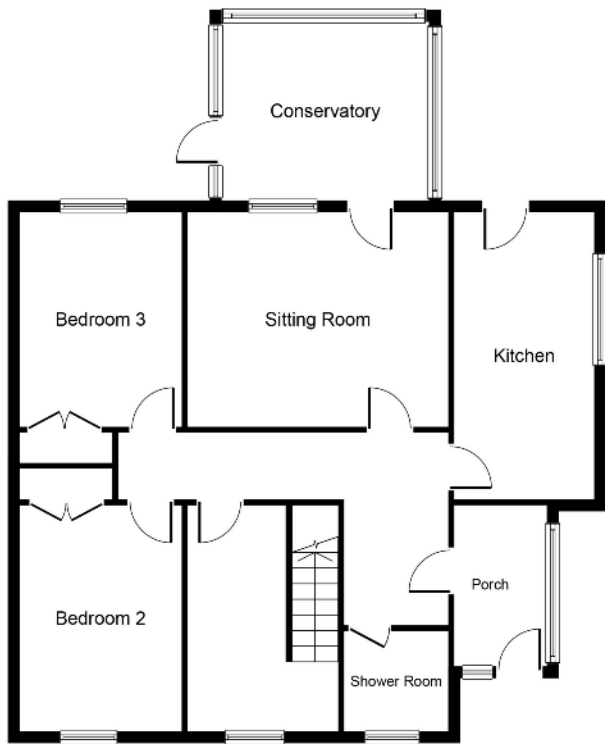


**Study:** 3.68m x 2.47m, window to front, central heating radiator, ceiling light fitting, fitted carpet, open-tread staircase to **Upper Floor Landing** with ceiling light fitting, fitted carpet.

**Bedroom 1:** 4.32m x 3.41m, window to side, coombed (sloping) ceiling, 2 build-in wardrobe with double doors, eaves storage/access, 2 central heating radiators, ceiling light fitting, fitted carpet.

**Bedroom 4:** 2.80m x 2.20m, window to front, coombed ceiling, built-in wardrobe with double doors, eaves storage/access, central heating radiator, ceiling light fitting, fitted carpet.

**Shower Room:** 1.89m x 1.83m, window to side, electric shower unit with glazed door and waterproof wall panelling, wc, whb in vanity unit, heated towel rail, hatch to roof space, ceiling light fitting, vinyl flooring.





## GARDEN

*Bankhead* is surrounded by a good sized garden providing a delightful combination of lawns, borders and beds, bordered to the rear with a variety of mature bushes and trees giving a high degree of privacy. To the front there is a tarred driveway with paved and gravelled pathways leading round the property.

**2 Timber Sheds.**

## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage. LPG gas central heating/hot water.

**EPC Rating:** E47. **Council Tax Band:** E.

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

**Guide Price: Two Hundred & Ninety Five Thousand Pounds (£295,000).** 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.



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