



6 Lynn Gardens

Millpark | Oban | PA34 4LD

Guide Price £170,000

Fiuran
PROPERTY

6 Lynn Gardens

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6 Lynn Gardens is an immaculately presented one Bedroom semi-detached Bungalow, located within walking distance of Oban town centre. With modern features and attractive garden, it would make an ideal first/retirement home or buy-to-let investment.

Special attention is drawn to the following:

Key Features

- One Bedroom semi-detached Bungalow
- Fully renovated to a high standard in recent years
- Located in quiet, friendly cul-de-sac
- Porch, Hallway, Lounge/Diner, Kitchen
- Double Bedroom, Shower Room
- Large, partially floored Loft
- Air source heat pump & solar panels
- Double glazing throughout
- Cavity wall & Loft insulation
- White goods, electric fire, blinds & floor coverings included
- Easily maintained front & rear garden
- Free residents' parking
- Convenient to town centre and amenities



6 Lynn Gardens is an immaculately presented one Bedroom semi-detached Bungalow, located within walking distance of Oban town centre. With modern features and attractive garden, it would make an ideal first/retirement home or buy-to-let investment.

The accommodation comprises entrance Porch with built-in cloak cupboard, Hallway, bright & spacious Lounge/Diner, modern fitted Kitchen with a range of integrated appliances, a large double Bedroom with built-in storage, and a modern Shower Room. There is also a large, partially floored Loft space.

Located in a pleasant cul-de-sac in a quiet, friendly neighbourhood, 6 Lynn Gardens is within easy walking distance to the town centre. In addition to an air source heat pump, it also benefits from solar panels, double glazing, cavity wall insulation, and Loft insulation. The attractive garden provides a sunny & private outdoor space which is easily maintained.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via gated access at the front of the property, and pathway leading to the entrance at the side of the property.

PORCH

With built-in cloak cupboard, vinyl flooring, and glazed door to the Hallway.

HALLWAY

With radiator, wood effect flooring, Loft access, and doors leading to all rooms.

KITCHEN 4.7m x 2.4m

Fitted with a range of modern gloss base & wall mounted units, complementary work surfaces & breakfast bar, stainless steel sink & drainer, built-in double electric oven & grill, induction hob, stainless steel cooker hood, integrated fridge/freezer, dishwasher & washing machine, ceiling downlights, vinyl flooring, and window to the rear elevation.



LOUNGE/DINER 4.9m x 3.3m

With window to the front elevation, 2 radiators, wall-mounted electric heater, and wood effect flooring.

BEDROOM 3.6m x 2.8m

With window to the front elevation, radiator, built-in wardrobe, built-in shelved cupboard, and fitted carpet.

SHOWER ROOM 2.3m x 2.1m (max)

Fitted with a modern white suite comprising WC & wash basin, corner shower enclosure with mixer shower, radiator, Respatex style wall panelling, ceiling downlights, vinyl flooring, and window to the rear elevation.

LOFT

Partially floored, with insulation and lighting.

GARDEN

The attractive garden is bounded by wooden fencing is partially laid to lawn with areas of stone chippings. There is a drying green & patio area in the rear garden.



6 Lynn Gardens, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage.

Council Tax: Band C

EPC Rating: B90

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Soroba Road, on the A816 to Lochgilphead. After the Birchwood Service Station, take a right into Millpark Road, a left into Millpark Avenue, then a right into Lynn Gardens. No.6 is straight ahead and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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