



10 Etive Gardens

Oban | Argyll | PA34 4JP

Guide Price £230,000

Fiuran
PROPERTY

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10 Etive Gardens is an appealing 3 Bedroom semi-detached Bungalow with panoramic glen views, located in a quiet cul-de-sac within a sought-after area of Oban. With private garden & off-road parking, it would make an ideal family/retirement home.

Special attention is drawn to the following:

Key Features

- Attractive 3 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Hallway, Kitchen, Lounge/Diner
- 3 double Bedrooms, Bathroom, En Suite Shower Room
- Excellent storage, including 2 partially floored Lofts
- Fully double glazed with window coverings included
- White goods included in sale
- Electric heating throughout
- Timber shed & private rear garden
- Driveway with off-road parking
- Convenient to Oban Primary Campus
- No chain



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The accommodation comprises entrance Hallway with built-in storage, fitted Kitchen with breakfast bar, spacious Lounge/Diner with attractive fireplace, 3 double Bedrooms (one with an En Suite Shower Room), and a family Bathroom. There are also 2 partially floored Loft spaces.

Brought to the market with no chain, 10 Etive Gardens benefits from electric storage heating, double glazing, and excellent storage throughout. There is off-street parking, a timber shed, and a private garden with the potential to add decking.

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

APPROACH

Via parking to the side of the property, and entrance at the front into the Hallway.

HALLWAY

With electric storage heater, 2 built-in cupboards (one housing the hot water cylinder), wood effect flooring, and doors leading to all rooms.

KITCHEN 3.4m x 2.55m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces & breakfast bar, stainless steel sink & drainer, built-in electric oven, ceramic hob, integrated fridge & freezer, washing machine, microwave, tile effect flooring, and window to the front elevation.

LOUNGE/DINER 4.95m x 3.55m

With large window to the rear elevation with spectacular glen views, electric storage heater, attractive fireplace, and fitted carpet.

BEDROOM ONE 3.55m x 3.5m (max)

With window to the front elevation, 2 large built-in wardrobes, and laminate flooring.

BEDROOM TWO 3.6m x 2.95m (max)

With window to the rear elevation with spectacular glen views, built-in wardrobe, wall-mounted electric heater, and fitted carpet.



BEDROOM THREE 4.1m x 2.25m

With window to the rear elevation with spectacular glen views, electric storage heater, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.6m x 0.8m

With white suite comprising WC & wash basin, and tiled shower enclosure with electric shower.

BATHROOM 1.9m x 1.6m

With white suite comprising bath with electric shower over, WC & wash basin, tiled walls, vinyl flooring, and window to the side elevation.

2 x LOFTS

Partially floored storage spaces.

GARDEN

The private rear garden with drying green is mostly enclosed and paid to paving, and would be an ideal area to erect decking. There is a timber garden shed within the garden. The driveway to the side of the property provides off-road private parking. There is also a gravelled area to the front of the property.



10 Etive 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 & drainage.

Council Tax: Band D

EPC Rating: D61

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. Take a left after Soroba House Hotel onto McCaig Road. Take a right onto Lonan Drive then a further right onto Nant Drive. Take the 3rd exit on the left into Etive Gardens. No. 10 is on the right and can be identified by the For Sale sign.

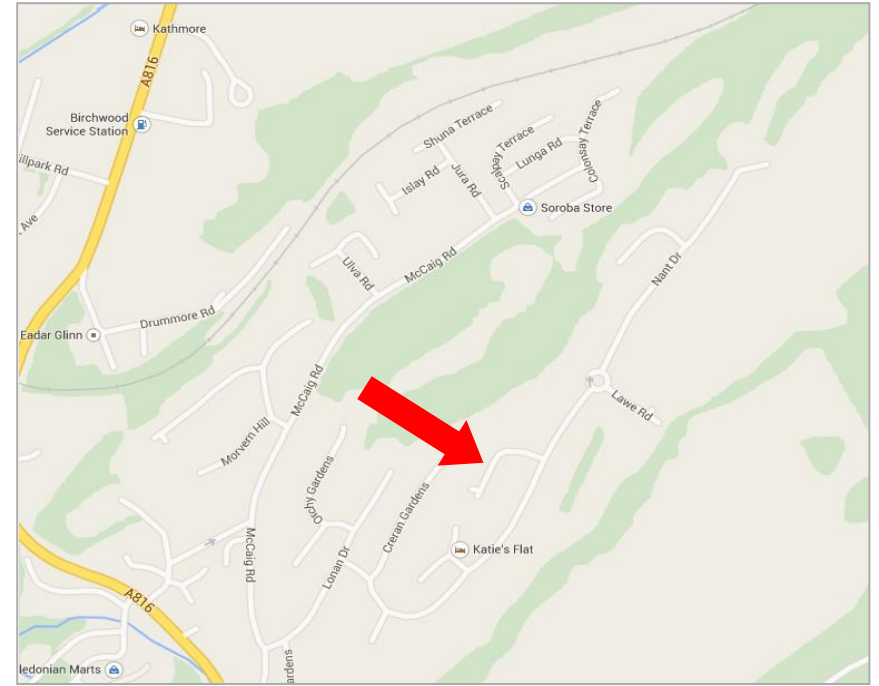
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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