



2 Castle Road

Dunbeg | Argyll | PA37 1QH

Guide Price £165,000

Fiuran
PROPERTY

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2 Castle Road is a charming, terraced house with 2 Bedrooms, private parking and enclosed rear garden with shed, located in the popular village of Dunbeg.

Special attention is drawn to the following:

Key Features

- Delightful 2 Bedroom mid-terraced house
- Popular village on outskirts of Oban
- Vestibule, Hallway, Kitchen, Lounge/Diner
- 2 Bedrooms, Store, newly fitted Bathroom
- Ample storage including substantial Loft
- Oil fired central heating throughout
- Wood burning stove in Lounge/Diner
- Newly fitted oak internal doors on ground floor
- Window coverings & flooring included in sale
- Enclosed garden with decking & timber shed
- Off-road private parking



2 Castle Road is a charming, terraced house with 2 Bedrooms, private parking and enclosed rear garden with shed, located in the popular village of Dunbeg.

The ground floor accommodation comprises entrance Vestibule, Hallway with stairs rising to the first floor, fitted Kitchen with door leading to the rear garden, bright & spacious Lounge/Diner with wood burning stove, and newly fitted Bathroom.

The first floor offers 2 double Bedrooms and large Store. There is also a sizeable Loft space.

With oil-fired central heating throughout, the property also benefits from good storage, including a built-in wardrobe in the master bedroom. All window coverings & flooring are included in the sale. There is an enclosed rear garden with decking & timber shed. There is also off-road private parking to the front of the property.

APPROACH

Via private parking to the front of the property and entrance at the front into the Vestibule.

GROUND FLOOR: VESTIBULE

With glazed entrance door and window to the front, radiator, coat hooks, tiled floor, and glazed door leading to the Hallway.

HALLWAY

With stairs rising to the first floor, radiator, wood effect flooring, window to the front elevation, and doors leading to the Kitchen and Bathroom.

KITCHEN 3.75m x 2.35m

Fitted with a range of painted wooden base & wall mounted units, complementary work surfaces, tiled splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, extractor hood, radiator, window to the rear elevation, wood effect flooring, space for a range of appliances, door leading to the Lounge/Diner, and external door leading to the rear garden.



LOUNGE/DINER 5.85m x 2.95m

With window to the front elevation, radiator, wood burning stove, wood effect flooring, and glazed sliding doors leading to the rear garden.

BATHROOM 1.85m x 1.75m

Newly fitted with a modern white suite comprising freestanding bath with electric shower over, WC & counter-top wash basin, radiator, partially tiled walls, tiled flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With eaves storage, access to the Loft, Velux style window to the rear elevation, and doors leading to both Bedrooms & the Store.

BEDROOM ONE 4.95m x 2.8m (max)

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

BEDROOM TWO 3.8m x 3.05m (max)

With window to the front elevation, radiator, and fitted carpet.

STORE 2.1m x 1.5m

With shelving and fitted carpet., housing the hot water cylinder.

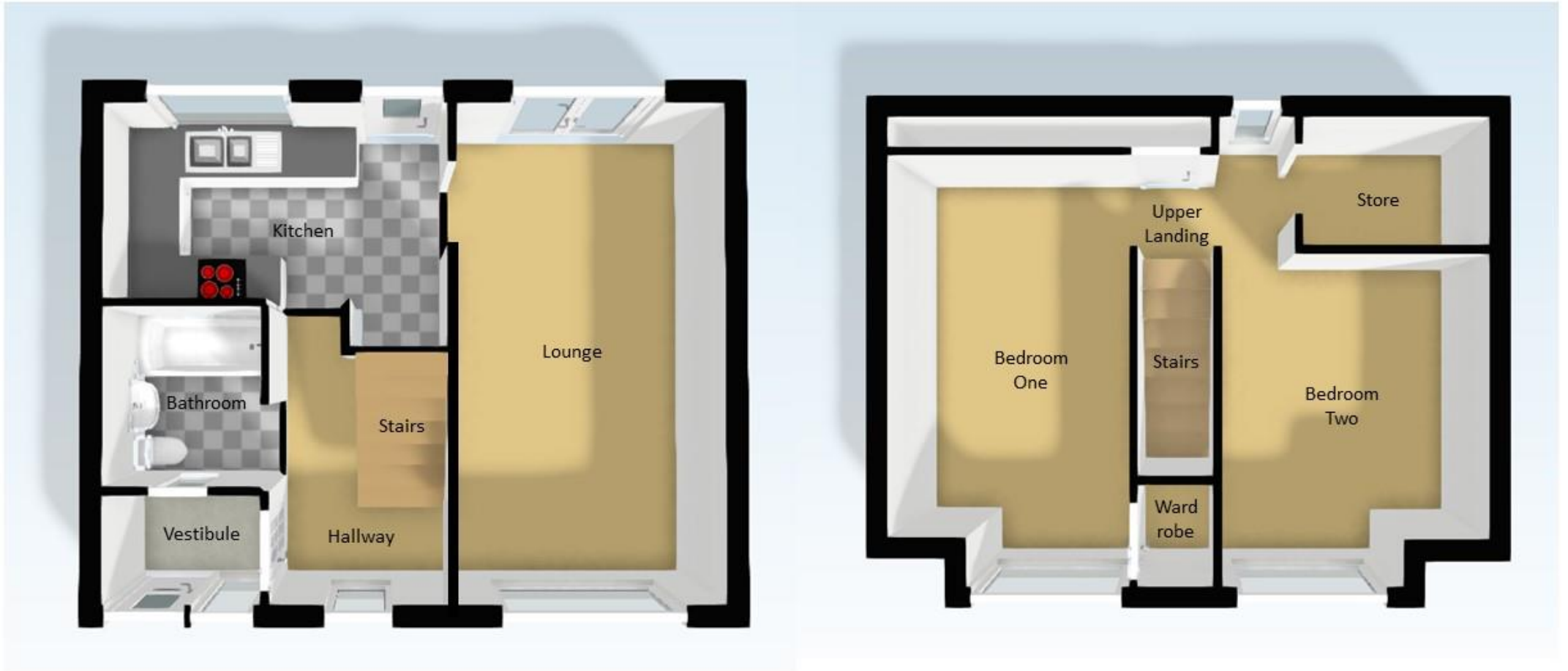
LOFT – partially floored with Ramsay style ladder.

GARDEN

Fully enclosed and mainly laid to lawn, with a patio and decked area. There is a clothes airer, timber shed & oil tank housed in the rear garden. To the front, there is a mono-blocked private parking area.



2 Castle Road, Dunbeg



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. Oil tank.

Council Tax: Band C

EPC Rating: D66

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

Dunbeg is situated around 3 miles from Oban, and is a popular residential village with local marina, general store, hairdressers and primary school. A full range of facilities and amenities are available in nearby Oban. Dunbeg is also home to the Scottish Association of Marine Science (SAMS) Marine Lab and College, and Dunstaffnage Castle.

DIRECTIONS

Leaving Oban on the A85, turn left into the village of Dunbeg. Drive along Lorn Road through the village, and take a right after passing the playpark on the left. Take a further right onto Castle Road. No.2 is on the right and can be identified by the For Sale sign in the window.

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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