



28 Camus Road

Dunbeg | Argyll | PA37 1QD

Guide Price £250,000

Fiuran
PROPERTY

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With its exceptional sea front location overlooking Dunstaffnage Castle, 28 Camus Road offers a rare opportunity to acquire a charming 2 Bedroom semi-detached House with large, detached Garage & private parking, in the popular village of Dunbeg.

Key Features

- Sought after 2 Bedroom semi-detached House
- Kitchen, Lounge/Diner, 2 double Bedrooms, Bathroom
- Breathtaking views across Dunstaffnage Bay
- Close to marina, with direct access to shoreline
- Benefiting from interior & exterior renovations
- Excellent storage including partially floored Loft
- Double glazing throughout & replacement internal doors
- Remote controlled Rointe electric central heating
- Charnwood stove with back-boiler in Lounge
- Cooker, window coverings & flooring included
- Bi-fold triple doors leading onto stone patio overlooking the sea
- Newly fitted fuse box & integrated electrical alarm system
- Wild permaculture gardens/mini orchard & lavender pathways
- Mono-blocked driveway & large, detached Garage
- Full contents available to be included, if required



With its exceptional sea front location overlooking Dunstaffnage Castle, 28 Camus Road offers a rare opportunity to acquire a charming 2 Bedroom semi-detached House with large, detached Garage & private parking, in the popular village of Dunbeg.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, fitted Kitchen, spacious Lounge/Diner with solid fuel stove & bi-fold doors leading to the patio, and modern Bathroom. The first floor offers 2 double Bedrooms (both with built-in wardrobes). There is also a large, partially floored Loft.

The property is fully double glazed, and benefits from many recent upgrades including remote controlled electric central heating, in addition to the original central heating system with Charnwood stove. Recent exterior renovations include stripping and re-roughcasting of the gable end wall, re-painting, and installation of outdoor lights and a replacement double glazed window. The original paving stones have been replaced and a custom-made backdoor step crafted. A beautiful handmade bench with bamboo planting behind enhances privacy from neighbouring properties. The stone-tiled patio, raised patio platform, and bifold doors are also new additions which enhance the property and maximise the views.

APPROACH

Via mono-blocked driveway & gate to the rear of the property and entrance at the rear into Kitchen, or at the side into Porch.

GROUND FLOOR:

PORCH

With UPVC door to the side elevation, inset floor mat, and glazed internal door leading to the Hallway.

HALLWAY

With stairs rising to the first floor, under-stair storage, built-in cupboard, wall-mounted Rointe heater, radiator, and doors leading to the Lounge/Diner and Bathroom.

LOUNGE/DINER 5.45m x 3.05m

With windows to the rear elevation, solid fuel stove, wall-mounted Rointe heater, radiator, fitted carpet, door leading to the Kitchen, and glazed Bi-fold doors leading to the front patio.

KITCHEN 3.6m x 2.05m (max)

Fitted with a range of beech effect base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric double oven, ceramic hob, wall-mounted Rointe heater, radiator, large under-stair storage cupboard, window to the rear elevation, tiled flooring, and UPVC door leading to the rear garden. Range of white goods available to be included, under separate negotiation.

BATHROOM 2.1m x 1.75m

With modern white suite comprising bath with electric shower over, WC & wash basin, chrome heated towel rail, wall-mounted Rointe heater, tiled walls, vinyl flooring, and window to the side elevation.



FIRST FLOOR: UPPER LANDING

With Velux style window, access to the Loft, and doors leading to both Bedrooms.

BEDROOM ONE 4.55m x 3.1m (max)

With windows to the front elevation, wall-mounted Rointe heater, radiator, built-in wardrobes with glazed doors, eaves access, and fitted carpet.

BEDROOM TWO 4.6m x 2.55m (max)

With windows to the side elevation, wall-mounted Rointe heater, radiator, built-in wardrobe, shelved recess, eaves access, and fitted carpet.

GARAGE 5.9m x 4m

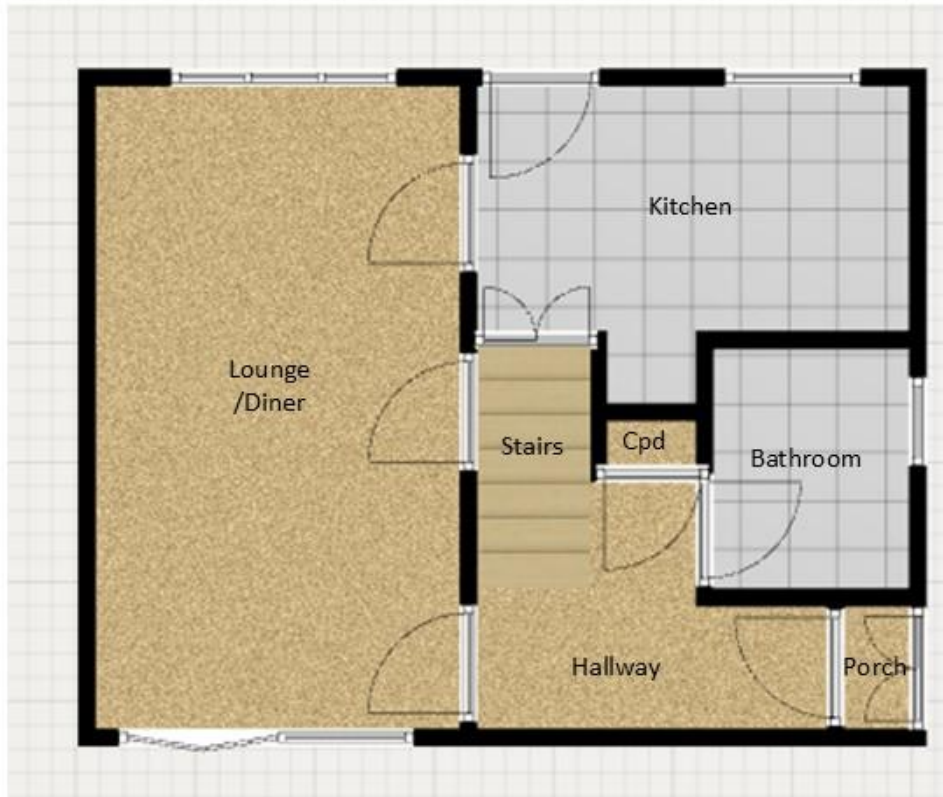
With up-and-over garage door to the rear, pedestrian door to the side, and window to the front. Offers development potential (subject to the relevant consents).

GARDEN

The enclosed garden with patio area to the front has been beautifully landscaped and boasts a wild permaculture gardens/mini orchard with pear, apple, cherry, nut and fig trees. Attractive shrubs and lavender pathway borders have been planted to attract birds, butterflies and insects – offering a thriving & unique natural habitat. The front garden offers direct access to Dunstaffnage Bay shoreline. Beyond the rear garden is a timber shed & mono-blocked driveway providing private parking for several vehicles.



28 Camus 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.

Council Tax: Band B

EPC Rating: D58

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. Take the first right into Meadow Road. Carry straight on to Camus Road and follow the road towards the shore. No.28 is on the left, with the detached garage in the mono-blocked driveway.

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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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

