



14 Meadow Road

Dunbeg | Oban | PA37 1QB

Guide Price £175,000

Fiuran
PROPERTY

14 Meadow Road

Dunbeg | Oban | PA37 1QB

14 Meadow Road is a beautifully renovated One Bedroom semi-detached Bungalow located in the heart of the popular village of Dunbeg, only a short walk from the shore at Dunstaffnage.

Special attention is drawn to the following:-

Key Features

- Charming semi-detached Bungalow
- Beautifully renovated throughout
- Vestibule, Kitchen/Diner, Lounge
- Double Bedroom, Bathroom
- Large, partially floored Loft
- Air source heat pump & solar panels
- Newly fitted double glazing throughout
- Window coverings & some white goods included
- Items of furniture available separately, if required
- Re-wired & re-plumbed
- Underfloor & loft insulation
- Landscaped garden with timber shed
- Private parking to the front
- Convenient to local amenities & bus stop
- Beach, Cafe & Marina nearby



14 Meadow Road is a beautifully renovated One Bedroom semi-detached Bungalow located in the heart of the popular village of Dunbeg, only a short walk from the shore at Dunstaffnage.

The accommodation comprises entrance Vestibule, spacious Kitchen/Diner, bright Lounge, large double Bedroom, and lovely Bathroom. There is also a partially floored Loft space.

In addition to double glazing throughout, the property also benefits from air source heating and has solar panels fitted. French doors lead to the attractive garden which has been recently landscaped, with decking & patio areas.

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.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking & driveway to the front/side of the property, and entrance at the side into the Vestibule.

VESTIBULE

With newly fitted front door, attractive tile effect flooring, and step up leading to the open-plan Kitchen/Diner.

KITCHEN/DINER 4.9m x 3.45m (max)

Fitted with a range of modern base & wall-mounted units, bespoke acrylic composite work surfaces with inset sink, boiling water tap, built-in electric oven, induction hob, integrated washing machine, 2 tall radiators, ceiling downlights, engineered oak flooring, doors leading to the Lounge, Bedroom & Bathroom, and French doors leading to the decking in the rear garden.



LOUNGE 3.65m x 3.45m (max)

With windows to the front elevation, radiator, and engineered oak flooring.

BATHROOM 2.05m x 1.95m

With modern white suite comprising bath with mixer shower over, WC & vanity wash basin, chrome heated towel rail, ceiling downlights, partially tiled walls, tiled flooring with underfloor heating, and window to the rear elevation.

BEDROOM 3.65m x 3.5m

With windows to the front elevation, radiator, engineered oak flooring, and ceiling hatch leading to the Loft.

LOFT

Large, partially floored space with lighting and Ramsay style ladder. Offers development potential (subject to the relevant consents).

GARDEN

There is a good-sized garden to the front & rear of the property, mainly laid to grass, with some shrubs/trees, a raised decking and patio area. There is also a timber garden shed.



14 Meadow 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, and drainage. Air source heat pump.

Council Tax: Band B

EPC Rating: A94

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.

DIRECTIONS

Leaving Oban on the A85, turn left into the village of Dunbeg. Take the first right into Meadow Road. Keep to the left, and No.14 is on the left, 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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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



FOR SALE
Fiuran
PROPERTY