



18 Park Road

Oban | Argyll | PA34 4GZ

Guide Price £290,000

Fiuran
PROPERTY

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Situated in the sought-after Creag Bhan area of Oban, 18 Park Road is a beautifully presented three-Bedroom semi-detached Home offering comfortable and stylish living. The property benefits from private off-street parking and features an attractive enclosed garden complete with decking area and garden shed—perfect for outdoor relaxation and entertaining.

Special attention is drawn to the following:-

Key Features

- Beautifully presented 3 Bedroom semi-detached Home
- Hallway, Lounge, Kitchen/Diner, WC
- 3 double Bedrooms, En Suite, Bathroom
- Built-in wardrobes in all Bedrooms
- Double glazing throughout
- Replacement electric heating
- Wood burning stove
- Newly fitted hot water cylinder
- Blinds & white goods included
- Excellent storage including partially floored Loft
- Enclosed garden with decking & timber shed
- Private, off-road parking
- Quiet cul-de-sac in friendly neighbourhood
- Convenient to town centre, schools & hospital



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The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor & under-stairs cupboard, modern fitted Kitchen/Diner with glazed doors to the rear garden, spacious Lounge, and contemporary WC.

The first-floor accommodation offers 3 double Bedrooms (all with built-in wardrobes), En Suite Shower Room, and lovely family Bathroom. There is also a large partially floored Loft space with Ramsay style ladder & lighting.

Laid out over 2 levels, the accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

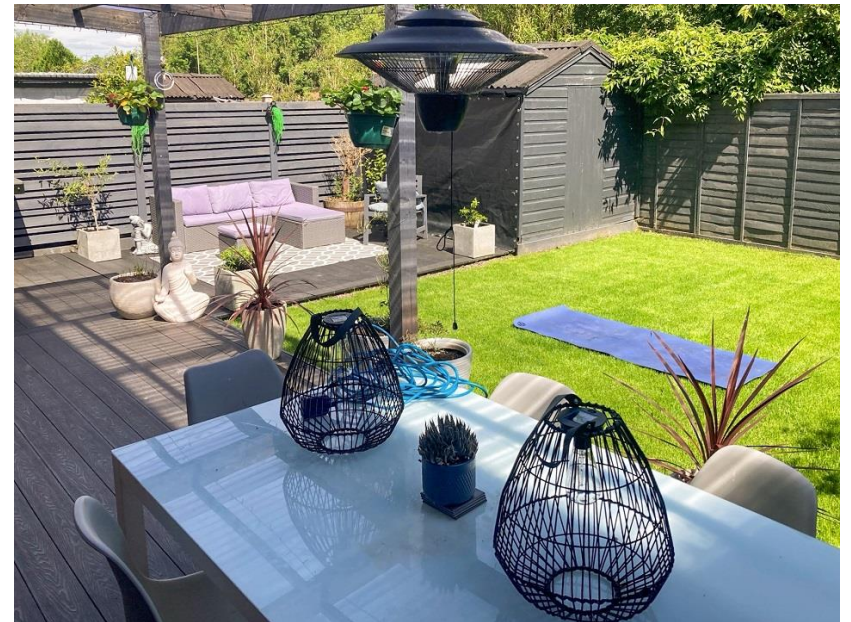
Via private parking to the side of the property, and entrance at the front into the Hallway

GROUND FLOOR: HALLWAY

With stairs rising to the first floor, under-stair cupboard, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge & WC.

KITCHEN 5.85m x 3.2m

Fitted with a range of black base units, wall-mounted shelving, wooden work surfaces, tiled splash-backs, sink & drainer, built-in electric oven, ceramic hob, washing machine, fridge/freezer, wall-mounted 'Rointe' heater, wood effect flooring, window to the rear elevation, and glazed French doors leading to the rear garden.



LOUNGE 4.95m x 3.85m

With Bay window to the front elevation, wall-mounted 'Rointe' heater, wood burning stove, and wood effect flooring.

WC 1.9m x 1m

With modern black suite comprising WC & counter-top wash basin, tiled flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With doors leading to all 3 Bedrooms & the Bathroom, built-in cupboard (housing the replacement hot water cylinder), fitted carpet, and access to the Loft.

BEDROOM ONE 3.9m x 3.3m

With window to the front elevation, built-in mirrored wardrobe, wall-mounted 'Rointe' heater, fitted carpet, and door leading to the En Suite.

EN SUITE 1.9m x 1.55m

With window to the side elevation, shower enclosure with mixer shower, WC, wash basin, wall-mounted electric heater, tiled walls, and tiled flooring.



BEDROOM TWO 3.65m x 3.1m (max)

With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, and wood effect flooring.

BEDROOM THREE 3.1m x 2.3m

With window to the rear elevation, wall-mounted 'Rointe' heater, built-in wardrobe, and wood effect flooring.

BATHROOM 2m x 1.9m

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

GARDEN

The sunny rear garden is fully enclosed and partly laid to lawn, complemented by decked seating areas, a charming pergola, and a timber garden shed—ideal for enjoying outdoor living. The enclosed front garden features low-maintenance stone chippings with a small lawn area, adding to the property's kerb appeal. To the side, there is private parking along with a designated bin storage area for added convenience.



18 Park Road, 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 E

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

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. At the roundabout, take a right onto Glengallan Road. At the 2nd roundabout, take a right onto McKelvie Road, then a further right onto Park Road. No. 18 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.

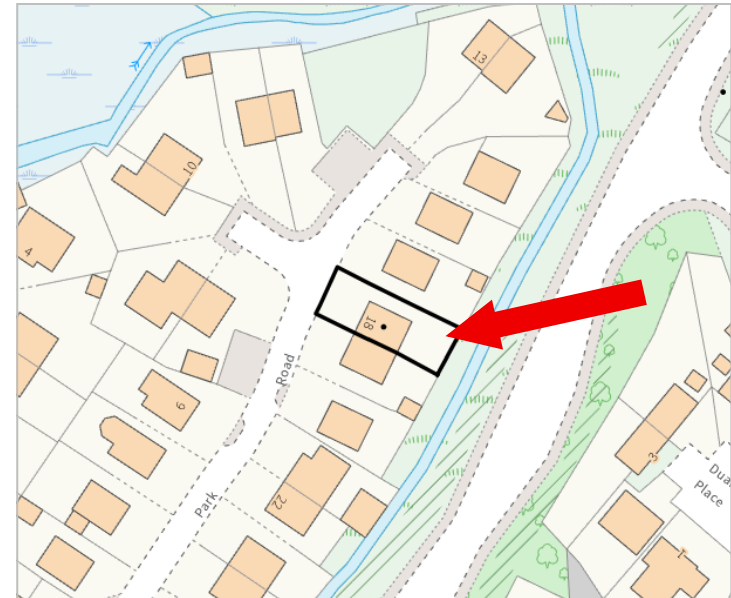
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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.



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