



## Chelan

Rowan Road | Oban | PA34 5TY

Guide Price £349,950

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PROPERTY

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Chelan is a beautifully renovated three-Bedroom detached House situated in the highly sought-after Rowan Road area of Oban. This charming home offers generous and versatile living space, complemented by a spacious garden and private off-street parking. Just a short stroll from Oban town centre, Chelan perfectly blends modern comfort with a prime, convenient location.

Special attention is drawn to the following:-

## Key Features

- Immaculate 3 Bedroom detached House
- Porch, Hallway, Kitchen/Diner, Lounge
- Bathroom, 3 double Bedrooms
- Air source heat pump
- Double glazing throughout
- Window coverings & flooring included
- Decked Balcony overlooking garden
- Excellent storage, including 3 eaves spaces
- Large cellar space below house
- Sizeable, mature & private garden
- Timber garden shed
- Private off-road parking & further shared parking
- Quiet location only 10-minute walk from town centre
- Walk-in condition



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The ground floor accommodation comprises entrance Porch & Hallway, modern fitted Kitchen with Dining Area, Lounge with decked Balcony to the front & stairs rising to the first floor, contemporary family Bathroom, and a double Bedroom.

The first floor offers two further large Bedrooms, a small landing which is currently used as a children's library, and excellent eaves storage.

In immaculate condition, Chelan benefits from an air source heat pump and double glazing throughout. The sizeable, mature garden is mostly enclosed and boasts an array of attractive shrubs/trees- a lovely spot to enjoy on a sunny day. Situated in a quiet area, it is also only a 10-minute walk into the town centre.

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

### **APPROACH**

Via private parking to the rear of the property, and entrance at the rear into the Kitchen/Diner or at the side into the Porch.

### **PORCH**

With UPVC entrance door, window to the front elevation, radiator, coat hooks, wooden flooring and steps/door leading to the Hallway.

### **HALLWAY**

With radiator, wooden flooring, opening to the Kitchen/Diner, and doors leading to the Lounge, Bathroom and Bedroom One.

### **KITCHEN/DINER 7.2m x 3.7m**

Fitted with a range of modern base & wall mounted units, wood effect worktops, stainless steel sink & drainer, tiled splash-backs, built-in double oven, induction hob, stainless steel cooker hood, 2 radiators, space for a range of white goods, wooden flooring, windows to the rear & side elevations, and UPVC door leading to the rear of the property/parking area.



### **LOUNGE** 4.15m x 3.8m

With wooden staircase (with carpet runner) rising to the first floor, 2 radiators, wooden flooring, and glazed sliding doors leading to the decked Balcony to the front (with access to the garden).

### **BATHROOM** 2.25m x 1.75m

With modern white suite comprising P-shaped bath with mixer rain shower over, WC & wash basin, chrome heated towel rail, wall-mounted mirrored cabinet, Respatex style wall panelling around bath, vinyl flooring, and window to the side elevation.

### **BEDROOM ONE** 4.15m x 3.3m (max)

With window to the front elevation, radiator, and wooden flooring.

### **FIRST FLOOR: UPPER LANDING**

With Velux style window to the side elevation, children's library area, fitted carpet, access to the Loft, and doors leading to eaves storage, Bedroom Two and Bedroom Three.



### **BEDROOM TWO** 3.4m x 3.15m

With window to the front elevation, 2 further Velux style windows to both side elevations, radiator, ceiling downlights, door leading to eaves storage, and fitted carpet.

### **BEDROOM THREE** 4.35m x 3.4m

With window to the rear elevation, 2 further Velux style windows to both side elevations, radiator, ceiling downlights, door leading to eaves storage, and fitted carpet.

### **GARDEN**

The property enjoys a fully enclosed front garden, a charming natural retreat bordered by mature trees and shrubs that provide vibrant, seasonal colour throughout the year. A decked Balcony offers the perfect spot to relax and enjoy the fresh air in peaceful surroundings. A notable feature of this home is the unusually spacious cellar, providing excellent storage for garden furniture, tools, and outdoor equipment. Additional storage is also available beneath the decking, and there is also a timber garden shed. To the rear, a private driveway offers convenient off-road parking. There is further shared parking (for up to 4 vehicles) adjacent to the property.



## Chelan, 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, and drainage. Air source heat pump.

**Council Tax:** Band E

**EPC Rating:** D60

**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, primary schools and a high school, churches, a general hospital, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

Heading into town on the A85 from Glasgow, take a left hand turn onto Rowan Road before reaching Dunollie Road. At the brow of the hill, turn left and continue up the hill. Turn left before reaching the top of the hill, and Chelan is on the left.

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.

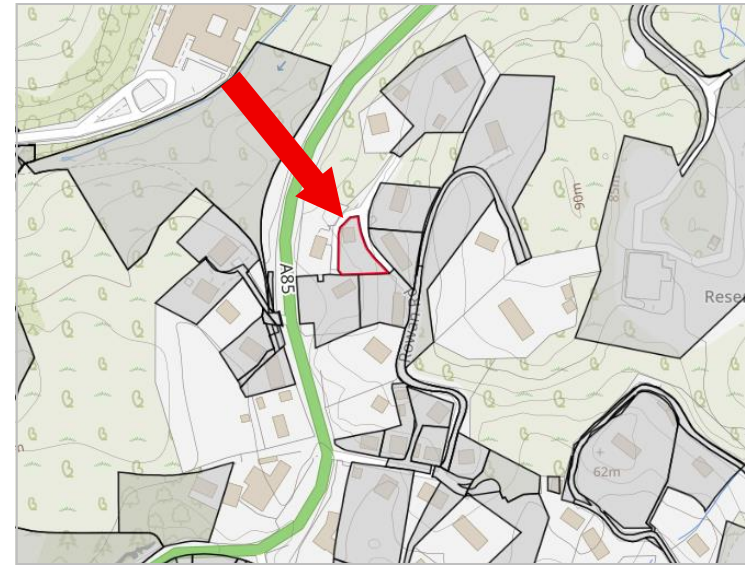
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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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