



47 Creag Bhan Village

Oban | Argyll | PA34 4BF

Guide Price £260,000

Fiuran
PROPERTY

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47 Creag Bhan Village is a beautifully presented 2 Bedroom semi-detached Home, located in the sought-after Creag Bhan area of Oban. This attractive property offers private parking, a low-maintenance enclosed garden, a detached garage, and a garden bar—perfect for outdoor entertaining. A fantastic opportunity to own a stylish and well-maintained home in a popular residential location.

Special attention is drawn to the following:

Key Features

- Stylish 2 Bedroom semi-detached House
- Porch, WC, Lounge, Kitchen/Diner
- 2 double Bedrooms, Shower Room
- Excellent storage, including large Loft
- Built-in wardrobes in both Bedrooms
- Replacement double glazing & external doors
- Electric storage heating & multi-fuel stove
- Most white goods, window coverings & flooring included
- Enclosed, easily maintained garden with bar
- Patio area with hot tub (available separately)
- Large, detached Garage
- Private parking for several vehicles
- Open outlook to rear of property



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The ground floor accommodation comprises entrance Porch, WC, spacious Lounge with multi-fuel stove & stairs rising to the first floor, and fitted Kitchen/Diner with French doors leading into the rear garden. On the first floor, there are 2 double Bedrooms (both with built-in mirrored wardrobes), and a modern Shower Room. There is also a large Loft space.

Set in sizeable garden grounds with far reaching views, the property also benefits from replacement double glazing and external doors.

APPROACH

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

GROUND FLOOR: PORCH

With fitted door mat, and doors leading to the WC & Lounge.

WC 1.4m x 0.95m

With white suite comprising WC & wash basin, wall-mounted electric heater, vinyl flooring, and window to the side elevation.

KITCHEN/DINER 4.7m x 2.65m

Fitted with a range of base & wall mounted units, complementary work surfaces, tiled splash-backs, stainless steel sink & drainer, electric cooker, extractor hood, tumble dryer, tall fridge/freezer, electric storage heater, vinyl flooring, ceiling downlights, space for dining furniture, door leading to the Lounge, glazed French doors leading to the garden, and window to the rear elevation.

LOUNGE 4.55m x 3.75m

With window to the front elevation, electric storage heater, multi-fuel stove, fitted carpet, ceiling downlights, and stairs rising to the first floor.

FIRST FLOOR: UPPER LANDING

With doors leading to both double Bedrooms & the Shower Room, cupboard housing the hot water cylinder, window to the side elevation, fitted carpet, and access to the Loft.

BEDROOM ONE 3.7m x 3m

With window to the front elevation, built-in mirrored wardrobe, wall-mounted electric heater, ceiling downlights, and fitted carpet.



BEDROOM TWO 3.55m x 2.65m

With window to the rear elevation, built-in mirrored wardrobe, wall-mounted electric heater, ceiling downlights, and fitted carpet.

SHOWER ROOM 1.95m x 1.85m

With modern white suite comprising WC & wash basin vanity unit, corner shower enclosure with mixer shower, Respatex style wall panelling, tile effect flooring, and window to the side elevation.

GARAGE 6.7m x 3.05m

With power, lighting, skylight, concrete floor, timber cladding, and doors to the front & side elevations.

GARDEN BAR 4.35m x 2.85m

With window & doors to the side elevation, bar with solid wood top, wooden cladding to walls, wall-mounted shelving, power, lighting, and vinyl flooring.

GARDEN

The generous enclosed garden enjoys far-reaching views and has been thoughtfully landscaped for low maintenance, featuring artificial grass and bordered by timber picket fencing. A paved patio area offers space for a hot tub (available by separate negotiation), while a gravelled section provides the perfect spot for a fire pit—ideal for relaxing or entertaining.



47 Creag Bhan Village, 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 D

EPC Rating: D55

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. Pass through the next roundabout, then take the 1st right. No. 47 Creag Bhan Village is at the end of the cul-de-sac 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.



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T: 07872 986 164

E: info@fiuran.co.uk

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

