



Duncraig

Glenmore Road | Oban | PA34 4PG

Guide Price £350,000

Fiuran
PROPERTY

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Duncraig is a delightful 3 Bedroom detached Home, occupying an elevated position just a short distance from the heart of Oban. This attractive property features a relaxing outdoor space, detached garage, and private off-street parking - ideal for comfortable family living.

Special attention is drawn to the following:-

Key Features

- Attractive 3 Bedroom detached House
- Elevated position close to Oban town centre
- Glimpses of Oban Bay to front
- Located in quiet cul-de-sac
- Porch, Hallway, Lounge, Conservatory, Kitchen/Diner
- 3 double Bedrooms, En Suite Bathroom, Shower Room
- Gas central heating
- Wood burning stove in Lounge
- Double glazing throughout
- Excellent storage, including built-in wardrobes
- Attractive garden providing privacy
- Detached Garage with power
- Off-road parking for several vehicles
- Walking distance to town & local amenities



Duncraig is a delightful 3 Bedroom detached Home, occupying an elevated position just a short distance from the heart of Oban. This attractive property features a relaxing outdoor space, detached garage, and private off-street parking - ideal for comfortable family living.

The ground floor accommodation comprises Porch, Hallway, Lounge with wood burning stove, modern & spacious Kitchen/Diner with access to the rear garden, Conservatory, 2 Bedrooms (one with En Suite Bathroom), and a Shower Room. The first floor offers an Attic (original to the property), providing a large third Bedroom with generous headroom.

In addition to mains gas heating, the property also benefits from double glazing throughout. The attractive garden surrounds the property, with an area of lawn to the rear and an array of shrubs/trees.

APPROACH

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

GROUND FLOOR: PORCH 1.1m x 1.05m

With tiled flooring, and glazed internal door leading to the Hallway.

HALLWAY

With 2 radiators, built-in cloak cupboard, wood effect flooring, doors leading to the Kitchen/Diner, Lounge, Bedroom One, Bedroom Two and the Shower Room, and wooden staircase leading to the first floor.

KITCHEN/DINER 6.35m x 3.45m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces & breakfast bar, inset sink & drainer, tiled splash-backs, built-in electric double oven & grill, ceramic hob, cooker hood, integrated dishwasher, radiator, ceiling downlights, tile effect flooring to Kitchen, wood effect flooring to Dining Area, 2 windows to the side elevation, further window to the rear, and external door leading to the rear garden.

LOUNGE 5m x 3.75m (max)

With Bay window to the front elevation (with elevated views), radiator, wood burning stove, wood effect flooring, and glazed French doors leading to the Conservatory.

CONSERVATORY 4.85m x 2.15m (max)

With glazing to the front, side & rear elevations, polycarbonate roof sheets, tiled flooring, and glazed French doors leading to the rear patio area.



BEDROOM ONE 3.9m x 3.75m (max)

With 2 built-in wardrobes, radiator, fitted carpet, door leading to the En Suite, and external French doors leading to the rear garden.

EN SUITE BATHROOM 3.05m x 1.75m

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

BEDROOM TWO 4.05m x 3.5m

With windows to the front elevation (with elevated views), radiator, and wood effect flooring.

SHOWER ROOM 1.65m x 1.65m

With modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, feature mirror, radiator, tiled walls, and tile effect flooring.

FIRST FLOOR: BEDROOM THREE 6.4m x 4.35m (max)

With dormer window to the front elevation (with elevated views), Velux style window to the side, radiator, eaves storage, ceiling downlights, and fitted carpet.

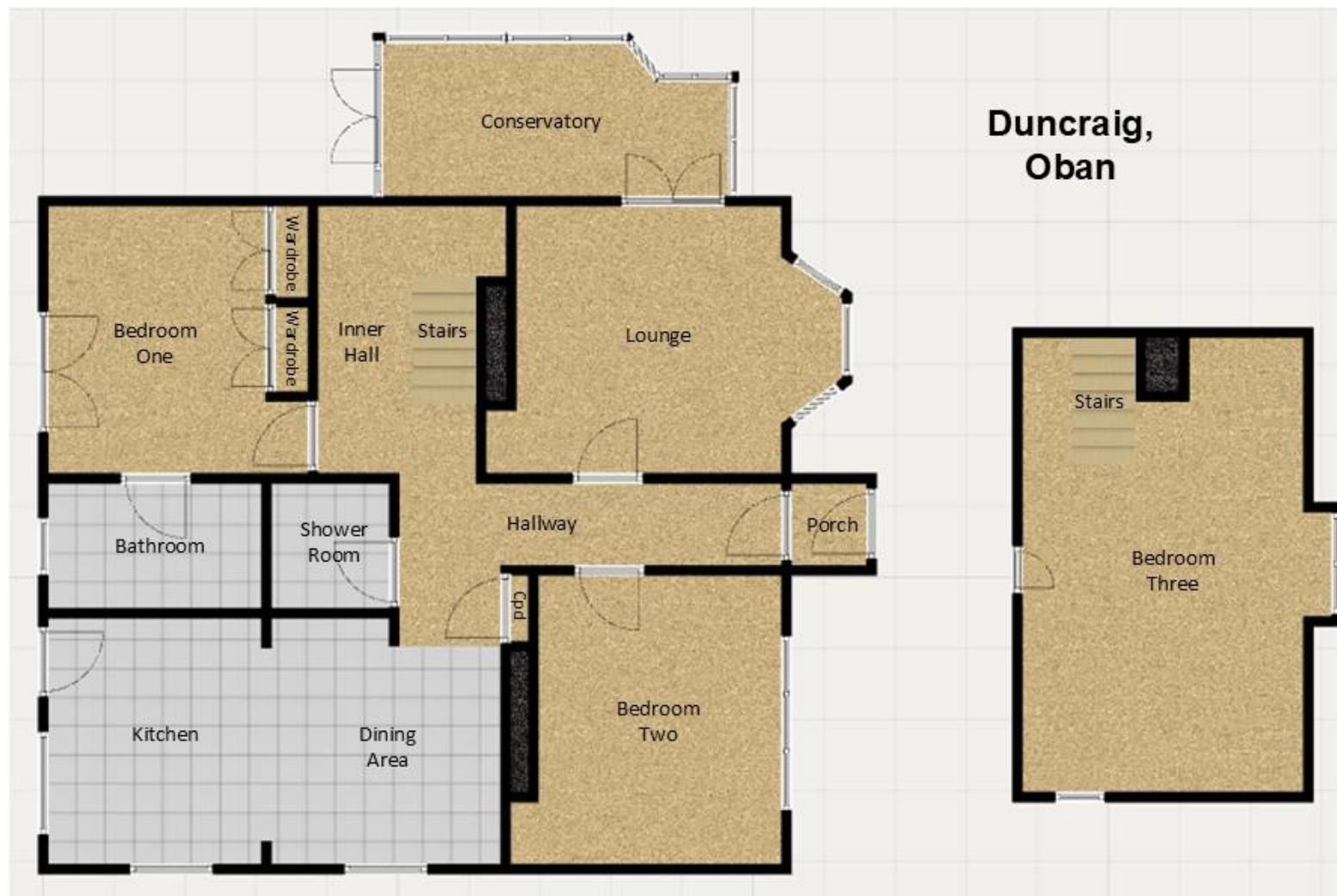
DETACHED GARAGE

With up-and-over garage door to the front elevation, power, and lighting.

GARDEN

The property benefits from easily maintained garden areas to the front, sides, and rear, featuring a mix of lawn, mature shrubs, paved pathways, stone chippings, and retaining walls. There is a covered veranda to the front of the property and a lean-to to the side of the garage. A tarmac driveway provides convenient access and ample private parking.





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, gas, and drainage.

Council Tax: Band E

EPC Rating: C69

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 up Albany Street. Follow the road round onto Gallanach Road. Drive for approximately half a mile, then take a left onto Glenmore Road and follow the road round to the right at the top. Duncraig is the fourth house 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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