



## 12 Park Road

Oban | Argyll | PA34 4GZ

Guide Price £230,000

**Fiuran**  
PROPERTY



# 12 Park Road

Oban | Argyll | PA34 4GZ

12 Park Road is a beautifully presented 2 Bedroom semi-detached Home, ideally located in the sought-after Creag Bhan area of Oban. In addition to modern finishes throughout, this attractive property benefits from private off-street parking and a fully enclosed rear garden with shed.

Special attention is drawn to the following:

## Key Features

- Stunning 2 Bedroom semi-detached House
- Porch, WC, Lounge, Kitchen/Diner
- 2 double Bedrooms, newly fitted Bathroom
- Partially floored Loft with ladder & lighting
- Window coverings & flooring included
- Built-in wardrobes in both Bedrooms
- Double glazing & electric storage heating
- Attractive oak internal doors
- Private, enclosed garden with decking & garden shed
- Open outlook to rear of property
- Private parking for several vehicles
- Convenient to local services & amenities
- Walk-in condition



12 Park Road is a beautifully presented 2 Bedroom semi-detached Home, ideally located in the sought-after Creag Bhan area of Oban. In addition to modern finishes throughout, this attractive property benefits from private off-street parking and a fully enclosed rear garden with shed.

The ground floor accommodation comprises entrance Porch, WC with feature lighting, spacious Lounge with stairs rising to the first floor, and modern fitted Kitchen/Diner with French doors leading to the decking within the enclosed rear garden.

On the first floor, there are 2 double Bedrooms (both with built-in wardrobes), and a newly fitted Bathroom. There is also a partially floored Loft with ladder & lighting.

The property benefits from double glazing and effective electric heating throughout.

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

### **APPROACH**

Via private parking area to the front of the property, and entrance at the side into the Porch.

### **GROUND FLOOR: PORCH**

With tiled flooring, coat hooks, and doors leading to the WC & Lounge.

### **WC 1.4m x 0.95m**

With modern white suite comprising WC & wash basin, feature wall with LED lighting, tiled flooring, and window to the side elevation.

### **KITCHEN/DINER 4.8m x 2.7m**

Fitted with a range of anthracite grey gloss base & wall mounted units, complementary wooden work surfaces, tiled splash-backs, sink & drainer, Siemens built-in double oven, Siemens built-in microwave, integrated fridge/freezer, ceramic hob, cooker hood, electric storage heater, tiled flooring, feature ceiling with downlights, space for dining furniture, window to the rear elevation, glazed door leading to the Lounge, and glazed French doors leading to the garden.





**LOUNGE** 4.8m x 2.7m

With window to the front elevation, wall-mounted electric heater, wood effect flooring, ceiling downlights, and carpeted stairs rising to the first floor.

**FIRST FLOOR: UPPER LANDING**

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

**BEDROOM ONE** 3.7m x 3.1m

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

**BEDROOM TWO** 3.55m x 2.7m

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

**BATHROOM** 1.95m x 1.85m

Newly fitted with modern white suite comprising P-shaped bath with mixer shower over, WC & counter-top wash basin with drawer below, chrome heated towel rail, ceiling downlights, partially tiled walls, tiled flooring, and window to the side elevation.

**GARDEN**

The property enjoys an enclosed and low-maintenance rear and side garden, mainly laid to lawn, with two decked seating areas and a timber shed with power. To the front, there is an additional lawned garden area and a generous gravelled driveway providing off-street parking for several vehicles.



## 12 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 D

**EPC Rating:** C72

**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 12 is straight ahead at the end of the cul-de-sac 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](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.



# Fiuran

PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

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



