



59 Creag Bhan Village

Oban | Argyll | PA34 4BF

Guide Price £280,000

Fiuran
PROPERTY

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59 Creag Bhan Village is a modern and immaculately presented 3 Bedroom semi-detached Home, ideally located in the popular Creag Bhan area of Oban. Benefiting from a detached garage and a fully enclosed rear garden with charming pergola, it's the perfect choice for families seeking a comfortable and stylish home in a desirable residential location.

Special attention is drawn to the following:

Key Features

- 3 Bedroom semi-detached Home in walk-in condition
- Hallway, Lounge, Kitchen/Diner
- 3 double Bedrooms, Bathroom, WC
- Excellent storage, including Loft
- Double glazing throughout
- Efficient air source central heating
- Attractive fireplace with electric stove in Lounge
- Modern features, including ceiling downlights
- Blinds & flooring included
- Easily maintained, enclosed garden to rear
- Raised decking, small shed, and patio with pergola
- Large driveway & detached timber Garage
- Quiet family street with local schools nearby
- Convenient to local amenities



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The ground floor comprises entrance Hallway, Lounge with Bay window & attractive fireplace with electric stove, modern fitted Kitchen/Diner with glazed doors leading to the pergola, and downstairs WC. The first floor offers 3 double Bedrooms, and a gorgeous family Bathroom. There is also a large Loft.

Externally, the property features an enclosed, low-maintenance rear garden with raised decking and a small garden shed. To the front and side, there is additional garden space along with private off-street parking.

The home enjoys a convenient location within close proximity to Oban Primary Campus, Oban High School, and the local hospital.

APPROACH

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

GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, radiator, wooden flooring, and doors leading to the WC & Lounge.

WC 1.95m x 1m

With WC & wash basin vanity units, heated towel rail, wood effect flooring, and window to the side elevation.

LOUNGE 3.95m x 3.3m

With Bay window to the front elevation, 2 radiators, attractive fireplace with electric stove, wooden flooring, and glazed door leading to the Kitchen.



KITCHEN/DINER 5.35m x 2.9m

Fitted with a range of modern gloss base & wall mounted units, work surfaces, sink & drainer, tiled splash-backs, built-in double oven/grill, ceramic hob, stainless steel cooker hood, space for a range of white goods, wood effect flooring, window & glazed French doors to the rear elevation, and further external door to the side.

FIRST FLOOR: UPPER LANDING

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

BEDROOM ONE 3.3m x 3.2m

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

BEDROOM TWO 3.95m x 3.3m (max)

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.



BEDROOM THREE 2.95m x 2.4m

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

BATHROOM 2m x 1.95m

With modern white suite comprising P-shaped bath with mixer shower over, WC & wash basin vanity unit, heated towel rail, ceiling downlights, window to the front elevation, Respatex style wall panelling, and wood effect flooring.

GARAGE 5.85m x 3.5m

With doors to the front & side elevations, power, and lighting.

GARDEN

The property is set within well-maintained garden grounds, featuring a blend of monoblock paving, concrete slabs, decorative stone chips, and lawn. The rear garden includes a timber decking area, a pergola, and a small shed, offering a pleasant outdoor space for relaxation or entertaining. There is further garden ground to the front, laid to stone chippings. Private off-street parking is provided via a dedicated driveway.



59 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. Air source heat pump.

Council Tax: Band E

EPC Rating: C75

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, and take the next right. No. 59 Creag Bhan Village 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.

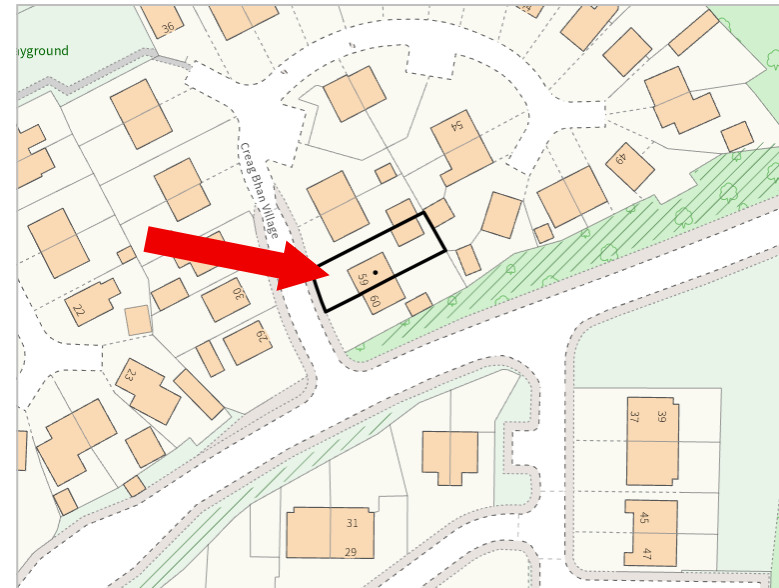
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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