



The Garden Flat & Studio Flat, Annandale

Longsdale Road | Oban | PA34 5JU

Guide Price £199,950

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PROPERTY

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An exceptional opportunity to acquire a spacious Garden Flat complete with a detached Garage and self-contained, modernised Studio Flat above. Offering flexible and versatile accommodation, this delightful property is set within secluded garden grounds and benefits from private parking. Combining character, privacy, and practicality, it is sure to appeal to a wide range of buyers.

Special attention is drawn to the following:-

Key Features

- Unique One Bedroom Garden Flat & Garage with Studio Flat
- Convenient town centre location
- Porch, Kitchen, Lounge, Conservatory
- Double Bedroom, Bathroom
- Gorgeous Studio with Kitchen/Lounge/Bedroom & Shower Rm
- Double Garage below Studio
- White good & furniture included in sale
- French doors to garden from Lounge & Bedroom
- Sliding doors to garden from Conservatory
- Attractive fireplace in Lounge with electric fire
- Gas central heating
- Fully double glazed
- Secluded garden with timber shed
- Off-street parking for several vehicles



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Full of character, the Garden Flat comprises an entrance Porch with a large walk-in cupboard, an open-plan Lounge with an attractive electric fire, a fitted Kitchen with a range of white goods, and a bright Conservatory overlooking the garden. The double Bedroom features French doors leading directly to an outdoor area, and there is a well-appointed Bathroom. The property benefits from gas central heating and double glazing throughout.

The fully renovated, modern Studio Flat offers open-plan Lounge, Kitchen and Bedroom areas, along with a contemporary Shower Room. Positioned above a double Garage, the Studio features high ceilings with exposed wooden beams and excellent insulation, including underfloor insulation and Kingspan and glass wool to all interior walls, ensuring outstanding energy efficiency.

The private garden provides generous outdoor space with patio areas and a small lawn, ideal for relaxing or entertaining. A large, gravelled area at the entrance offers ample off-street parking for several vehicles.

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

PORCH & CUPBOARD

With gas boiler, radiator, wood effect flooring, and door leading to the Kitchen/Lounge.

KITCHEN 3.9 x 2.1m

Open plan to the Lounge, fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, electric cooker, stainless steel cooker hood, tall fridge/freezer, washing machine, tumble dryer, wood effect flooring, and door leading to the Bedroom.

LOUNGE 4.95m x 3.95m

Open plan to the Conservatory, with French doors to the side elevation, window to the rear elevation, attractive fireplace with electric fire, radiator, parquet flooring, and ceiling downlights.

CONSERVATORY 4.05m x 3.55m

With sliding doors to the side elevation, windows to the front & side elevations, polycarbonate roof sheets, radiator, and wood effect flooring.

BEDROOM 4.05 x 3.55m

With French doors to the side elevation, built-in wardrobe recess, radiator, wood effect flooring, and door leading to the Bathroom.

BATHROOM 3.2 x 1.65m (max)

Fitted with a white suite comprising bath with electric shower over, WC & wash basin, radiator, mirrored wall cabinet, vinyl flooring, partially tiled walls, and ceiling downlights.



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

LOUNGE/KITCHEN/BEDROOM 4.45m x 4.15m (max)

Fitted with a range of base & wall mounted oak kitchen units, complementary work surfaces with breakfast bar, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, fridge (with small freezer compartment), wall-mounted electric heater, built-in storage drawers, fitted mirrored wardrobe, tiled flooring to kitchen area, wood effect flooring to Lounge/Bedroom, high ceiling with wooden cladding and attractive wooden beams, ceiling downlights & low hanging pendants, Velux windows to both side elevations, and door leading to the Shower Room.

SHOWER ROOM 2m x 1.6m

With modern white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, ceiling downlights, partially tiled walls, and tiled flooring.

DOUBLE GARAGE 5.75m x 5.75m

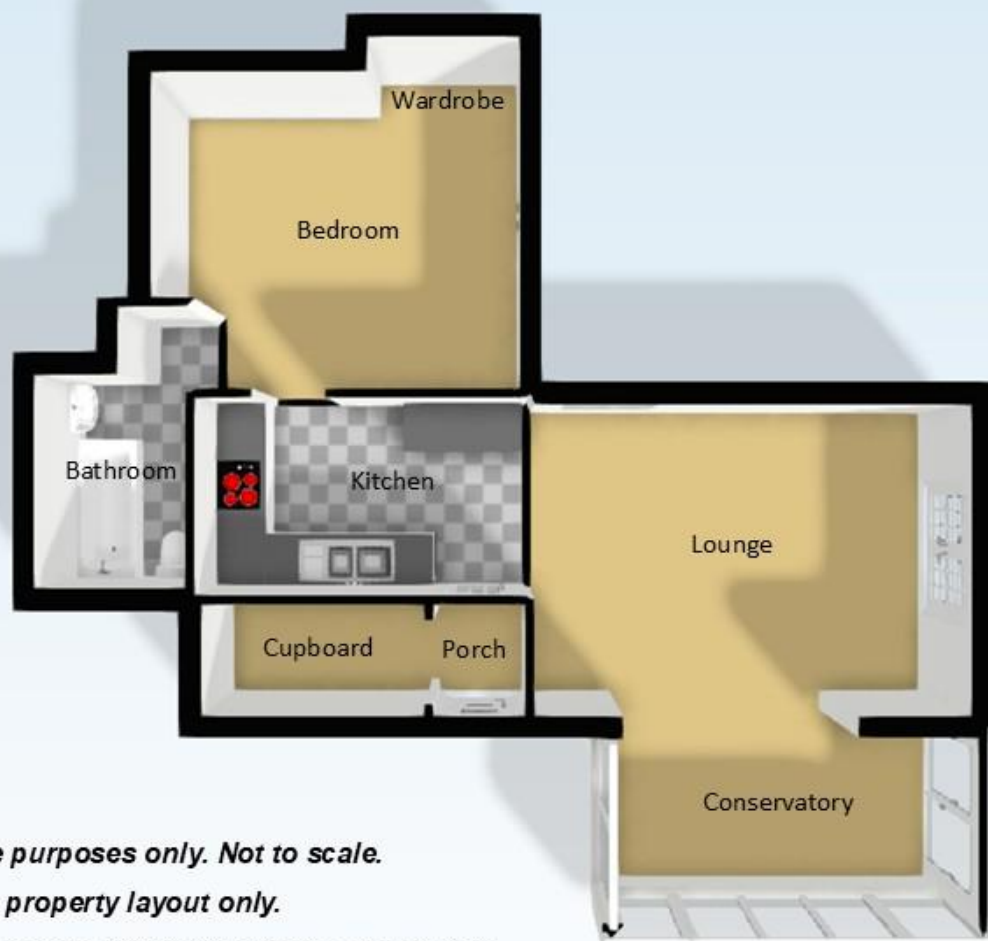
Brick-built double garage with 2 up-and-over garage doors and pedestrian door, window to the side elevation, and concrete flooring.

GARDEN

Access to the property is via a gravelled driveway offering private parking for several vehicles. The front of the home features an easily maintained lawn area and a paved terrace, with additional paved gardens to the side. Patio doors from the Bedroom open onto a gravelled seating area, adjacent to a small paved patio, housing a timber shed for storage. A small burn runs along one boundary, providing a charming natural feature.



Garden Flat, Annandale, Oban



*For illustrative purposes only. Not to scale.
Plan indicates property layout only.
Floor finishes may be different to those shown here.*

