



6 Lorn Road

Dunbeg | Argyll | PA37 1QG

Offers Over £204,950

Fiuran
PROPERTY

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Located in the popular village of Dunbeg, 6 Lorn Road is a beautifully presented 3 Bedroom end-terrace House offering private garden grounds and off-street parking. This charming property represents an ideal opportunity for family living.

Special attention is drawn to the following:

Key Features

- 3 Bedroom end-terrace House in rural community
- Popular village, 3 miles from Oban
- In immaculate, walk-in condition
- Porch, Hallway, modern fitted Kitchen
- Lounge/Diner, Bathroom, 3 Bedrooms
- Great storage including partially floored Loft with lighting
- Double glazing throughout (some newly fitted)
- Oil central heating
- Blinds & range of white goods included in sale
- Multi-fuel stove in Lounge/Diner
- Private garden ground to front & rear
- Decking & timber garden shed
- Private, off-street parking to the front
- Local amenities including shop, school & playparks nearby



Located in the popular village of Dunbeg, 6 Lorn Road is a beautifully presented 3 Bedroom end-terrace House offering private garden grounds and off-street parking. This charming property represents an ideal opportunity for family living.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, modern fitted Kitchen with a range of white goods and external door leading to the rear garden, bright and spacious Lounge/Diner with multi-fuel stove, downstairs Bedroom, and a family Bathroom.

The first-floor accommodation offers 2 large double Bedrooms. A partially floored Loft is also accessed from the Landing.

The property is fully double glazed and benefits from oil central heating. There is private garden ground to the front & rear of the property, with a decked seating area and new timber garden shed. There is also private, off-street parking to the front.

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

APPROACH

Via entrance at the front into the Porch or at the rear into the Kitchen.

GROUND FLOOR: PORCH & HALLWAY

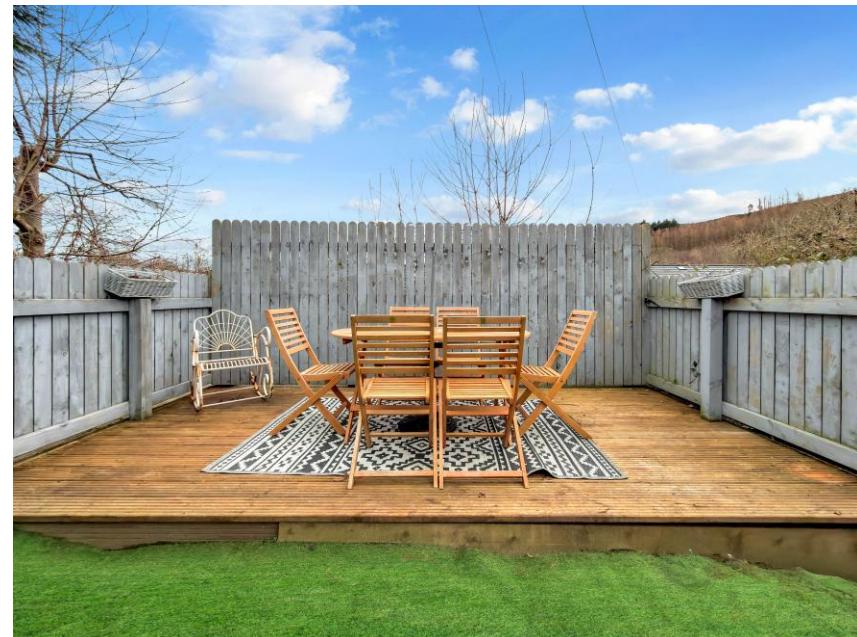
With glazed internal door leading to the Hallway, replacement window to the front elevation, carpeted stairs rising to the first floor, under-stair cloak area (with space for tumble dryer), small cupboard (housing the electric meter/fuse box), wood effect flooring, radiator, and doors leading to the Lounge, Bedroom One, and the Bathroom.

LOUNGE/DINER 5.9m x 3.45m (max)

With replacement window to the front, further window to the rear, radiator, multi-fuel stove, small cupboard, wood effect flooring, and door leading to the Kitchen.

KITCHEN 3.75m x 2.05m

Fitted with a range of modern floor & wall mounted units, wooden work surfaces, stainless steel sink & drainer, built-in electric oven & ceramic hob, stainless steel cooker hood, built-in microwave, integrated dishwasher, tall fridge/freezer, radiator, ceiling downlights, vinyl flooring, window to the rear elevation, and external door leading to the garden.



BATHROOM 3.05m x 1.9m (max)

With modern white suite comprising bath with electric shower over, WC and vanity wash basin, radiator, partially tiled walls, vinyl flooring, and window to the rear elevation.

BEDROOM ONE 2.7m x 2.45m

With replacement window to the front, radiator, wardrobe recess, and fitted carpet.

FIRST FLOOR: UPPER LANDING

With Velux style window to the rear elevation, fitted carpet, access to the Loft, and doors leading to both upstairs Bedrooms.

BEDROOM TWO 4m x 3.45m

With replacement windows to the side, built-in storage cupboard, radiator, and fitted carpet.

BEDROOM THREE 4.55m x 2.9m (max)

With windows to the front elevation, built-in mirrored wardrobes, radiator, and fitted carpet.

GARDEN

The rear garden is predominantly laid to lawn and features a newly installed timber garden shed, a drying green, and a decked seating area positioned at the foot of the garden. To the front, there is a small lawned garden along with private off-street parking.



6 Lorn Road, Dunbeg



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. Oil tank.

Council Tax: Band C

EPC Rating: D57

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

Dunbeg is situated around 3 miles from Oban, and is a popular residential village with local marina, general store, hairdressers and primary school. A full range of facilities and amenities are available in nearby Oban. Dunbeg is also home to the Scottish Association of Marine Science (SAMS) Marine Lab and College, and Dunstaffnage Castle.

DIRECTIONS

Leaving Oban on the A85, turn left into the village of Dunbeg. Drive along Jane Road through the village, until reaching Lorn Road. Take a right into Lorn Road, and no.6 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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