



47 LORN ROAD | DUNBEG | OBAN | PA37 1QQ



PRICE GUIDE: £200,000

Located within the desirable village of Dunbeg, on the outskirts of Oban, the subjects of sale form a charming semi-detached cottage, set in its own grounds and views to the surrounding countryside. In good order throughout, 47 Lorn Road offers deceptively spacious accommodation, conveniently arranged over one level. Benefiting from double glazing and air source central heating, the bright lounge/diner with laminate flooring, and modern kitchen and shower room, are most attractive features. Due to the size and location, the property would make a fantastic first time buyers or family home, and also presents an excellent investment opportunity, in an extremely buoyant rental market.

Home to the Scottish Association of Marine Science (SAMS) Marine Lab and College, and the 13th Century Dunstaffnage Castle, Dunbeg is a popular residential village located on the outskirts of Oban. In addition to the local marina, the village is also host to a general store, hairdressers and a highly recommended primary school, with a full range of facilities and amenities available in Oban some 3 miles distant. Oban itself provides a comprehensive range of services, both commercially and culturally. The town boasts a wide variety of businesses, offices, shops, restaurants, cafes and bars while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as "The Seafood Capital of Scotland", the town is also the Gateway to the Isles, with ferry, train and air services linking the islands to the mainland and central belt.

- Charming Semi-Detached Cottage
- Convenient Village Location
- Lounge/Diner
- Kitchen
- 3 Bedrooms
- Shower Room
- Double Glazing & Air Source Heating
- Garden with Shed
- EPC Rating: E 49

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Accommodation

Entrance Hallway 4.1m x 4.0m

L-shaped, with frosted glazed wooden front door. Hatch to loft. Two built-in cupboards, one housing hot water tank. Laminate flooring. Doors to lounge/diner, shower room and bedrooms.

Lounge/Diner 5.0m x 3.9m

With triple window to front. Laminate flooring. Door to kitchen.

Kitchen 4.1m x 2.8m

With window to rear. Fitted with red coloured gloss kitchen units, offset with wooden work surfaces. Stainless steel sink unit. Wet-walling splashback. Leisure gas cooking range with gas hob and black coloured Leisure extractor chimney over. Plumbing for dishwasher and washing machine. Door to rear garden.

Shower Room 1.9m x 1.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin set in vanity unit, and shower cubicle with mains shower. Fully wet-walled walls. Laminate flooring.

Bedroom 4.6m x 2.8m

With window to rear.

Bedroom 4.0m x 2.6m

With window to front. Laminate flooring.

Bedroom 2.9m x 2.3m

With window to front. Built-in cupboard. Laminate flooring.

Garden

The property benefits from garden grounds to three sides. Laid in the main to lawn, the grounds are offset with mature hedging, trees and paved and concrete pathways. Garden shed.

Travel Directions

Approaching Oban from the north on the A828, at Connel, turn left on to the A85 and proceed for 2 miles to the village of Dunbeg. Turn right where signposted, and follow Jane Road along, passing Etive Road, and where the road splits, bear left on to Lorn Road. Continue ahead and take the first junction on the right after the play park. Number 47 is the second property on the left hand side.



Floor Plan

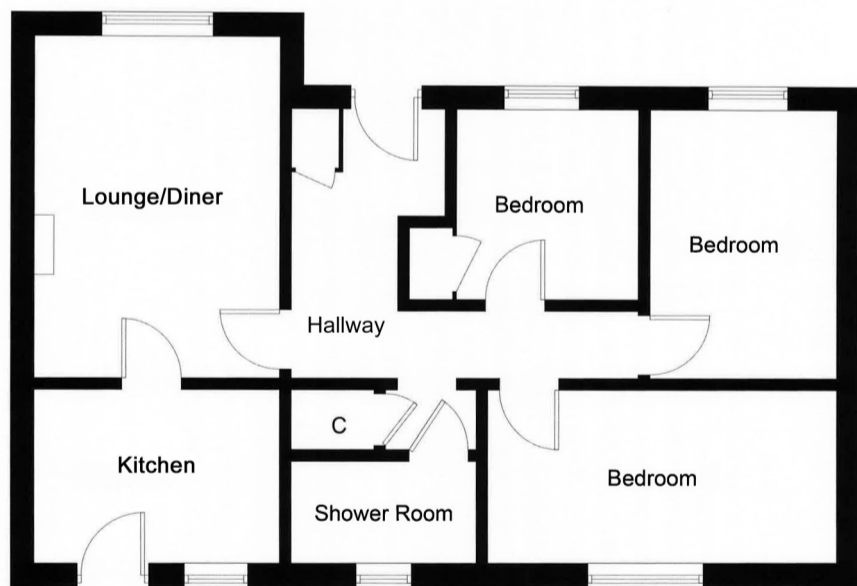
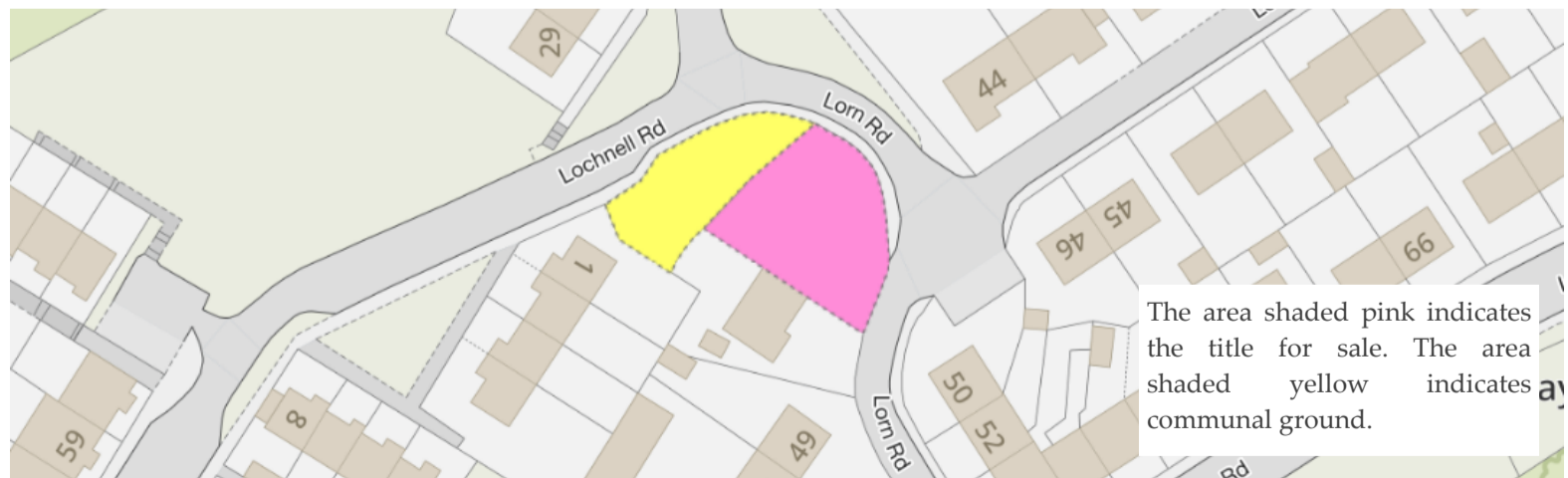


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055894)

Title Plan



The area shaded pink indicates the title for sale. The area shaded yellow indicates communal ground.



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