



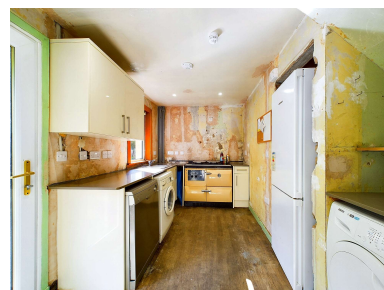
2 Bed Semi Detached House

Offers Over: £135,000

4 Jane Road, Dunbeg, Oban, Argyll, PA37 1QE

Family home and investment opportunity in need of renovation, set in the popular residential village just 3 miles south of Oban with cycle path and bus stop nearby. Dunbeg offers a local marina, general store, primary school and hairdressers. Poppies garden centre with café and a 24 hour fuel station with a handy shop, laundry and hot food takeaway are also nearby. The village is home to the Scottish Association of Marine Science (SAMS) Marine Lab and College, and Dunstaffnage Castle. Oban covers most major amenities with various restaurants, bars, high street shops, hospital, schooling, train station and ferry port. Comprising; Lounge/diner, kitchen, 2 double bedrooms and family bathroom. The property further benefits recent electrical rewiring, oil central heating (needs new boiler), space for a woodburning stove or open fire could be reinstated, double glazing, enclosed front and rear gardens and timber store.

Highspeed broadband, 4G and digital television are available.




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Entrance/Hallway 3.58m x 1.04m

UVPC entrance door with opaque glazed insert and letter box to inner hallway. Spotlighting, central heating radiator, smoke detector, carbon monoxide monitor and socket point. Under stair storage cupboard with shelving. Stairs to first floor accommodation.

Lounge/Diner 5.46m x 3.04m

Good size with dual aspect views to the front and rear streaming lots of natural light into the room. Plenty of room for freestanding lounge and dining furniture. Central heating radiator, socket points, spot and pendant lighting, smoke detector and carbon monoxide monitor. Access to kitchen.

Kitchen 3.61m x 2.10m

Wall and base units an ample worktop space. Stainless steel sink with mixer tap. Window views to rear and glazed entrance door offering access to rear garden and drying green. Plumbing and space for freestanding white goods. Stanley twin plate oil fired central heating stove in need of repair or replacement.

Bathroom 1.88m x 1.73m

Recent white 3 piece suite with p-shaped bath, overhead thermostatic shower, WC and WHB with mixer tap. Tiled splashbacks and flooring. Opaque window to side and heated towel rail. Finishing touched required.

First floor landing 1.23m x 0.92m

Carpeted staircase with handrails to first floor landing with loft hatch access.

Bedroom one 4.47m x 3.08m

Good size double bedroom with large dormer window providing good natural light and views to the front garden and beyond. Carpeted flooring, cupboard in eaves, spot and pendant lighting, socket points and ample room for freestanding bedroom furniture.

Bedroom two 4.05m x 2.57m

Good size double bedroom with plenty natural light and window views to the side. Carpeted flooring, cupboard in eaves, spot and pendant lighting, phone point, socket points and ample room for freestanding bedroom furniture

Outside Area

Garden ground to the front is enclosed with fencing and gated entrance. Mainly laid to lawn with slabbed pathways. Good size rear garden laid to grass with slabbed pathway, drying green and two timber stores.

Location

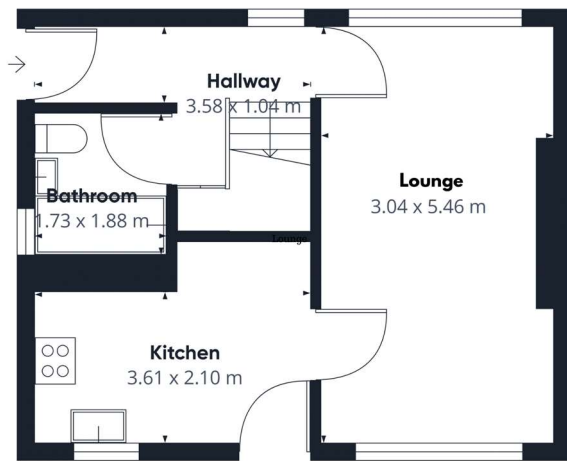
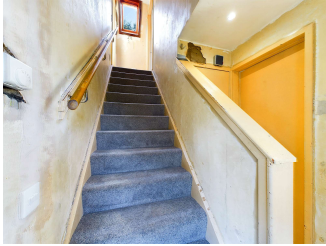
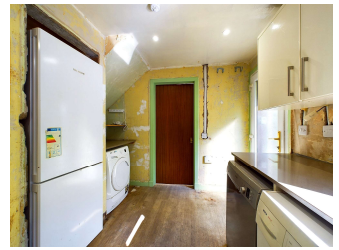
Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

Thinking of selling or switching agents?

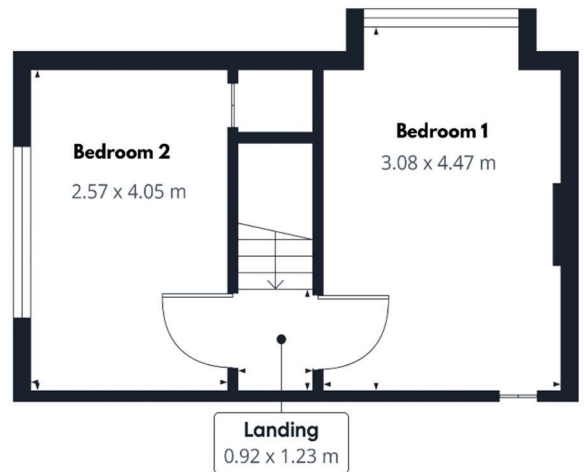
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Oban office 01631 561130

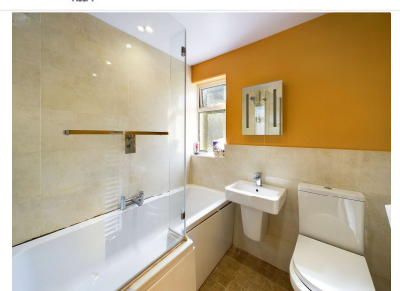
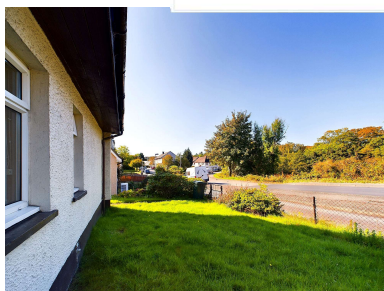
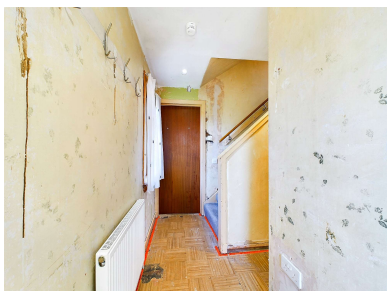
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Floor 0



Floor 1



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If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
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Agreeing on your proactive marketing strategy
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Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
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We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

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are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


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