



**EDAY  
14 MORVERN HILL  
OBAN, PA34 4NS**

- **A Beautifully Presented Detached Bungalow**
- **Offering Spacious & Versatile Accommodation**
- **Pleasantly Situated In a Quiet Cul De Sac**
- **Hall : Sitting Room : Kitchen : Dining Room**
- **3 Bedrooms : Bathroom**
- **Established Garden With Driveway & Patio**

**Guide Price £280,000**

*Oban*, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town also enjoys good transport links to the central belt of Scotland by road and rail.

*Eday* is a beautifully presented detached bungalow pleasantly situated in a small group of similar homes in a quiet established cul-de-sac on the fringe of the town. In excellent decorative order throughout, the spacious and versatile accommodation benefits from a well fitted kitchen, modern bathroom and good storage, which includes a part floored attic area. Of particular note is the bright sitting room, with multi-fuel stove, which seamlessly links with the dining room and kitchen. In addition the property has a good sized established garden, laid to lawn to the front with a mix of shrubs and trees, with a paved patio to the rear, which enjoys the afternoon and evening sun, all adding to the appeal of this fine home.



## DETAILS OF ACCOMMODATION

**Vestibule** with external door to side, built-in cupboard with shelving, ceiling light fitting, wood effect vinyl flooring, glazed door to **Hall** with Dimplex Quantum electric heater, hatch to part floored roof space with extending ladder and light, recessed ceiling lights, wood effect laminate flooring.

**Sitting Room:** 4.84m x 4.00m, window to front, multi-fuel stove, ceiling light fitting, wood effect laminate flooring.

**Dining Room:** 3.99m x 2.37m, window to front, Dimplex Quantum electric heater, ceiling light fitting, wood effect laminate flooring.

**Kitchen:** 3.98m x 2.40m, window to side, fitted with a range of wall mounted and floor standing units with worktops, 1½ bowl stainless steel sink with drainer, cooker, washing machine, dishwasher, fridge, wall tiling, recessed ceiling lights, wood effect laminate flooring.

**Bedroom 1:** 3.55m x 3.45m, window to rear, cupboard housing hot water tank, built-in wardrobe with double doors, panel heater, ceiling light fitting, fitted carpet.

**Bedroom 2:** 2.73m x 3.43m, window to rear, fitted wardrobe, panel heater, ceiling light fitting, wood effect laminate flooring.

**Bedroom 3:** 3.44m x 2.44m, French doors to rear, built-in wardrobe with double doors, panel heater, ceiling light fitting, wood effect laminate flooring.

**Bathroom:** 2.50m x 1.84m, window to side, bath with electric shower over and glazed panel, wc and whb in vanity unit, heated towel rail, waterproof wall panelling, recessed ceiling lights, laminate tile effect flooring.



## GARDEN

**Eday** has a delightful garden to the front, laid to lawn and bordered with an established mix of shrubs and trees and enclosed with a decorative wall. The rear garden is laid to patio, with a raised border of shrubs and enclosed with timber fencing and decorative wall. There is a gravelled driveway to the side which provides ample parking. **Timber Shed. Log Store.**



## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage.

**Council Tax Band:** E. **EPC Rating:** D66.

**Home Report:** Available from the Selling Agents.

**Guide Price:** **Two Hundred & Eighty Thousand Pounds (£280,000).** Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.

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