



## 7 Creag Bhan Village

Oban | Argyll | PA34 4BF

Guide Price £310,000

**Fiuran**  
PROPERTY

# 7 Creag Bhan Village

Oban | Argyll | PA34 4BF

7 Creag Bhan Village is a charming 3 Bedroom detached Home, nestled within a sought-after residential area of Oban. With its enclosed rear garden and detached timber garage, the property offers a warm and welcoming setting, ideal for comfortable family living.

Special attention is drawn to the following:

## Key Features

- Modern 3 Bedroom detached Home
- Hallway, Lounge, new Kitchen, Dining Room, WC
- 3 double Bedrooms, En Suite Shower Room, Bathroom
- Large, partially floored Loft with lighting
- Built-in wardrobes in all Bedrooms
- Double glazing throughout
- Replacement electric storage heating
- Blinds, flooring & some white goods included
- Enclosed rear garden with seating area
- Detached timber Garage with power & lighting
- Large driveway providing private, off-road parking
- Quiet family street with local schools nearby
- Convenient to town centre and amenities



7 Creag Bhan Village is a charming 3 Bedroom detached Home, nestled within a sought-after residential area of Oban. With its enclosed rear garden and detached timber garage, the property offers a warm and welcoming setting, ideal for comfortable family living.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor & under-stair cupboard, spacious Lounge with Bay window, Dining Room, newly fitted Kitchen with a range of white goods & door leading to the rear garden, and WC. The first-floor accommodation offers 3 double Bedrooms (all with built-in wardrobes), an En Suite Shower Room, and a family Bathroom. There is also a large, partially floored Loft with lighting and Ramsay style ladder.

In addition to double glazing throughout and replacement electric heating, the property benefits from excellent storage. The property is conveniently situated for access to the primary school campus, Oban High School, and the hospital.

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

### APPROACH

Via private parking to the front/side of the property, and entrance at the front into the Porch or at the rear into the Kitchen.

### GROUND FLOOR: PORCH & HALLWAY

With glazed internal door, carpeted stairs rising to the first floor, under-stair cupboard, electric storage heater, Amtico vinyl flooring, and doors leading to the Lounge & WC.

### KITCHEN 3.2m x 3.05m

Newly fitted with a range of modern base & wall mounted units, complementary work surfaces, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated dishwasher & washing machine, electric storage heater, ceiling downlights, Amtico vinyl flooring, window to the rear elevation, door leading to the Dining Room, and external door leading to the rear garden.



### **DINING ROOM** 3.05m x 2.65m

With window to the rear elevation, wall-mounted electric heater, Amtico vinyl flooring, and glazed door leading to the Lounge.

### **LOUNGE** 4.95m x 3.85m

With Bay window to the front elevation, electric storage heater, and fitted carpet.

### **WC** 1.9m x 1m

With WC & vanity wash basin, chrome heated towel rail, Amtico vinyl flooring, and window to the front elevation.

### **FIRST FLOOR: UPPER LANDING**

With doors leading to all 3 Bedrooms & the Bathroom, access to the Loft, electric storage heater, linen cupboard (housing the hot water cylinder), fitted carpet, and window to the side elevation.

### **BEDROOM ONE** 3.9m x 3.3m

With window to the front elevation, built-in wardrobe, wall-mounted electric heater, fitted carpet, and door leading to the En Suite.

### **EN SUITE SHOWER ROOM** 1.9m x 1.55m

With window to the side elevation, shower enclosure with Respatex style wall panelling & mixer shower, WC, vanity wash basin, chrome heated towel rail, ceiling downlights, tiled walls, and Amtico vinyl flooring.



## **BEDROOM TWO** 3.65m x 3.1m (max)

With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

## **BEDROOM THREE** 3.1m x 2.3m

With window to the rear, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

## **LOFT**

Partially floored storage space with lighting and Ramsay style ladder.

## **BATHROOM** 2m x 1.9m

With white suite comprising bath with electric shower over, WC & wash basin, heated towel rail, ceiling downlights, Respatex style wall panelling, Amtico vinyl flooring, and window to the front elevation.

## **GARAGE** 4.7m x 4.7m

With garage door to the front elevation, pedestrian door also to the front elevation, window to the side elevation, power, and lighting.

## **GARDEN**

The property enjoys an established, fully enclosed rear garden, predominantly laid to lawn and enhanced by a variety of mature shrubs and trees, along with a designated seating and BBQ area—perfect for outdoor relaxation. To the front and side, a gravelled driveway provides private off-street parking for several vehicles.



## 7 Creag Bhan Village, Oban



*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

**Council Tax:** Band E

**EPC Rating:** C69

**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

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From Argyll Square head along Soroba Road, on the A816 to Lochgilphead. At the roundabout, take a right onto Glengallan Road. Pass through the next roundabout, and take the 2nd right. No. 7 Creag Bhan Village is on the left and 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](http://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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