



Beechwood, 38 Morvern Hill

Oban | Argyll | PA34 4NS

Offers Over £285,000

Fiuran
PROPERTY

Beechwood, 38 Morvern Hill

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Beechwood is an attractive 3 Bedroom semi-detached Home in a sought-after area of Oban, boasting stunning views across Oban Bay towards Kerrera and Mull. With a delightful rear conservatory, it offers an ideal family home in a superb setting.

Special attention is drawn to the following:

Key Features

- Beautifully presented 3 Bedroom semi-detached Home
- Elevated views across Oban Bay towards islands
- Hallway, Kitchen, Lounge/Diner, Conservatory
- 3 Bedrooms, Bathroom, WC
- Double glazing throughout
- Replacement (Heatstore) electric heating
- Multi-fuel stove in Lounge/Diner
- Window coverings, flooring & white goods included in sale
- Great storage, including partially floored Loft
- Glazed door from Conservatory to rear garden
- Easily maintained garden with decking & 2 sheds
- Allocated private parking space & free on-street parking
- Convenient for access to the town's amenities



Beechwood is an attractive 3 Bedroom semi-detached Home in a sought-after area of Oban, boasting stunning views across Oban Bay towards Kerrera and Mull. With a delightful rear conservatory, it offers an ideal family home in a superb setting.

The ground floor accommodation comprises an entrance Hallway with stairs rising to the first floor, modern fitted Kitchen with a range of white goods, bright & spacious Lounge/Diner with multi-fuel stove, delightful Conservatory with wonderful views, and a ground floor WC. The first floor offers 3 double Bedrooms, a contemporary family Bathroom, and access to the Loft.

The property has been enhanced with replacement electric heating and further benefits from double glazing throughout. Outside, the low-maintenance garden features attractive raised decking areas to both the front and rear—ideal for relaxing or entertaining—along with a sloped garden section to the rear. To the side, there are two timber garden sheds providing useful external storage. An allocated parking space is conveniently positioned to the front of the property.

Laid out over 2 levels, the accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via allocated parking space to the front of the property, down some shared steps leading to a gate on the left and entrance at the front into the Hallway.

GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, under-stairs storage cupboard, wall-mounted electric heater, wood effect Karndean flooring, window to the side elevation, and doors leading to the Kitchen, Lounge/Diner, and WC.

KITCHEN 3.4m x 3.3m

Fitted with a range of white gloss base & wall mounted units, complementary work surfaces & breakfast bar, stainless steel sink & drainer, Respatex style splash-backs, electric cooker, stainless steel cooker hood, American style fridge/freezer, dishwasher, washing machine, wood effect Karndean flooring, ceiling downlights, 2 windows to the front elevation, and opening leading to the Lounge.



LOUNGE/DINER 5.9m x 3.55m

With window to the rear elevation, wall-mounted electric heater, ceiling downlights, wood effect Karndean flooring, and glazed sliding doors leading to the Conservatory.

CONSERVATORY 3.45m x 2.55m

With windows to the rear and side elevations with blinds fitted, glass roof, ceiling fan, laminate flooring, and glazed door leading to the rear decking.

WC

With white suite comprising WC & wall-mounted wash basin, and tiled flooring.

FIRST FLOOR: UPPER LANDING

With window to the side elevation, wall-mounted electric heater, built-in linen cupboard (housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

BEDROOM ONE 3.85m x 2.65m (max)

With 2 windows to the rear elevation, electric wall heater, built-in mirrored wardrobe, and wood effect flooring.



BEDROOM TWO 3.85m x 3.5m (max)

With 2 windows to the front elevation, wall-mounted electric heater, built-in mirrored wardrobe, and fitted carpet.

BEDROOM THREE 2.8m x 2.6m

With windows to the rear elevation, wall-mounted electric heater, and laminate flooring.

BATHROOM 1.8m x 1.75m

With modern white suite comprising p-shaped bath with mixer shower over, WC & wash basin, Respatex style wall panelling, wood effect quick-step flooring, and windows to the front elevation.

LOFT

Large storage space, with lighting and Ramsay style ladder.

GARDEN

The property benefits from raised decking areas to both the front and rear, providing ideal spaces for outdoor seating and enjoying the surrounding views. At the lower end of the garden, a further sloped section of ground is accessed via steps. Externally, there are two log stores and two timber garden sheds with power and lighting. One of the sheds is currently utilised as a useful utility space, housing a chest freezer, fridge and tumble dryer.



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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 D

EPC Rating: E54

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. Take a left after Soroba House Hotel onto McCaig Road. Take a further left into Morvern Hill, and bear to the right. Take a left at the crossroads, and No. 38 is on the right.

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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View across Oban Bay...

