



FOR SALE

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PROPERTY

## Aithernie

Nursery Lane | Oban | PA34 5JA

Guide Price £270,000

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# Aithernie

Nursery Lane | Oban | PA34 5JA

Aithernie is a charming 3 Bedroom semi-detached Home, peacefully situated in the heart of Oban. This attractive property offers spacious accommodation throughout, including two generous Attic rooms, enclosed front and rear gardens with a patio area, and the added benefit of private parking.

Special attention is drawn to the following:-

## Key Features

- Spacious 3 Bedroom semi-detached House
- Convenient but quiet location in Oban town centre
- Porch, Hallway, Lounge, Kitchen/Diner, Utility Room
- 3 double Bedrooms, Bathroom
- 2 large Attic spaces with Velux style windows
- Newly installed electric heating system
- Wood burning stove & patio doors in Lounge
- Double glazing throughout
- White goods, window coverings & flooring included
- Enclosed front & rear garden with patio area
- Large timber garden shed
- Private parking for several vehicles
- Walking distance to town & local amenities



Aithernie is a charming 3 Bedroom semi-detached Home, peacefully situated in the heart of Oban. This attractive property offers spacious accommodation throughout, including two generous Attic rooms, enclosed front and rear gardens with a patio area, and the added benefit of private parking.

The ground floor accommodation comprises an entrance Porch, welcoming Hallway with staircase rising to the first floor, a spacious Kitchen/Diner complete with a range of white goods, a practical Utility Room, and a generous Lounge featuring a wood-burning stove and patio doors opening onto the rear garden.

On the first floor, the property offers three well-proportioned double Bedrooms and a contemporary family Bathroom. In addition, there is a fully floored and insulated Attic level accessed via Ramsay style ladder, incorporating two versatile rooms, both benefiting from power, lighting, and Velux-style windows.

Further benefits include recently installed, energy-efficient electric heating and double glazing throughout, helping to enhance comfort, and reduce ongoing energy costs.

### **APPROACH**

Via private parking to the side of the property, and entrance at the front via the Porch into the Hallway.

### **HALLWAY**

With carpeted stairs rising to the first floor, vinyl flooring, and glazed doors leading to the Kitchen/Diner and Lounge.

### **KITCHEN/DINER** 5.4m x 4.15m (max)

Fitted with a range of beech effect base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, dishwasher, tall fridge/freezer, under-stair storage area, electric storage heater, vinyl flooring, dual aspect windows to the front & rear elevations, and doors leading to the Utility Room and Lounge.

### **UTILITY ROOM** 2.5m x 1.7m

Fitted with base units, work surfaces, stainless steel sink, space for white goods, ceiling downlights, and window to the side elevation.

### **LOUNGE** 5.4m x 3.75m

With window to the front elevation, electric storage heater, wood burning stove, fitted carpet, and glazed French doors leading to the rear patio.



### UPPER LANDING

With window to the rear elevation, electric storage heater, fitted carpet, doors leading to all Bedrooms and the Bathroom, and access to the Attic.

### BEDROOM ONE 4.05m x 3.4 (max)

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

### BEDROOM TWO 3.75m x 3.4m (max)

With window to the front elevation, wall-mounted electric heater, and laminate flooring.

### BEDROOM THREE 2.85m x 2.75m

With window to the rear elevation, wall-mounted electric heater, ceiling downlights, and laminate flooring.

### BATHROOM 2.35m x 1.75m (max)

With modern white suite comprising bath with mixer rain shower over, WC & wall-mounted vanity wash basin, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, tile effect flooring, and window to the rear.

### ATTIC ONE 3.5m x 2.45m

With Velux style window to the side elevation, ceiling downlights, and fitted carpet.

### ATTIC TWO 4.15m x 3.65m

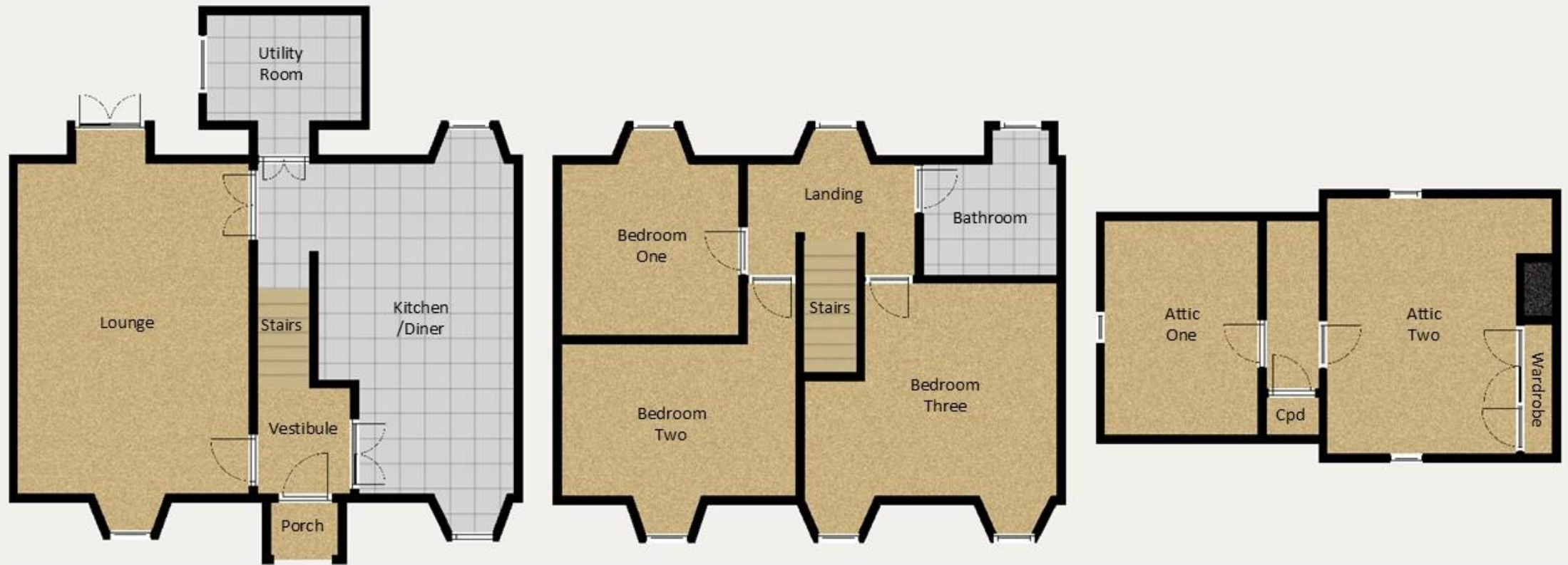
With Velux style windows to the front & rear elevations, built-in wardrobe, ceiling downlights, and fitted carpet.

### GARDEN

The property enjoys enclosed gardens to both the front and rear, with the front garden predominantly laid to lawn and the rear featuring a patio area with a secluded seating space, ideal for outdoor entertaining. A large timber garden shed is located to the side of the property, together with the added benefit of private parking.



## Aithernie, 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, and drainage.

**Council Tax:** Band D

**EPC Rating:** E51

**Gross Internal Floor Area:** 91m<sup>2</sup>

**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

Heading into Oban on the A85 from Glasgow, take a left just after the Kings Knoll Hotel onto Deanery Brae. At the bottom of the hill, take a right onto Breadalbane Street, then a left into Nursery Lane. Aithernie is on the right 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 view the property in person and should they wish to pursue, 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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