



7 Etive Gardens

Oban | Argyll | PA34 4JP

Guide Price £210,000

Fiuran
PROPERTY

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7 Etive Gardens is an attractive 2 Bedroom semi-detached Bungalow with lovely open views, quiet location, 2 double Bedrooms, excellent storage, private garden, off-road parking and convenient access to Oban.

Special attention is drawn to the following:

Key Features

- Attractive 2 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Lovely open views
- Hallway, Kitchen/Diner, Lounge
- 2 double Bedrooms, Shower Room
- Floored Loft with lighting
- Excellent storage
- Fully double glazed
- Oil central heating & electric fire
- White goods, window coverings & flooring included
- Timber shed, private garden
- Off-road parking
- Convenient to Oban Primary Campus
- No chain



7 Etive Gardens is an attractive 2 Bedroom semi-detached Bungalow situated within a quiet residential area, enjoying lovely open views and convenient access to a good bus route. The property is also well placed for Oban Primary Campus and local amenities.

The accommodation comprises a welcoming Porch and Hallway, fitted Kitchen/Diner, spacious Lounge, 2 double Bedrooms and a Shower Room. Excellent storage is provided, including a floored Loft with lighting. The property is fully double glazed and benefits from oil central heating, complemented by an attractive fireplace with electric fire.

Outside, there is a private garden with a timber shed, together with off-road parking. A range of white goods, window coverings and flooring are included in the sale. The property is offered with no onward chain and presents an excellent opportunity for a range of buyers.

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

APPROACH

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

GROUND FLOOR: PORCH 1.65m x 1.3m

With window to the side, tiled flooring, and door leading to the Hallway.

HALLWAY

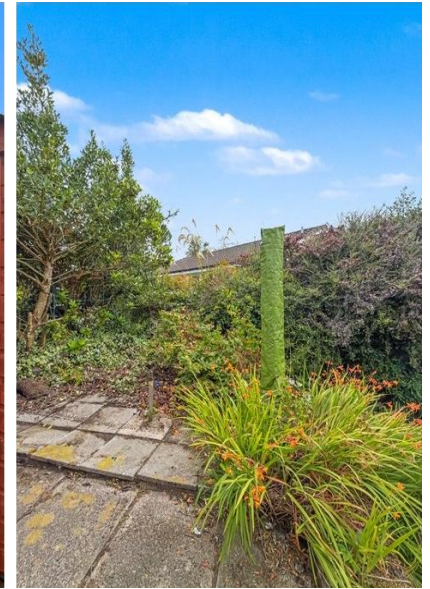
With radiator, 2 built-in cupboards (one housing the hot water cylinder), vinyl flooring, access to the Loft, and doors leading to all rooms.

KITCHEN/DINER 3.4m x 2.55m (max)

Fitted with a range of wooden base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, electric oven/grill, ceramic hob, extractor hood, washing machine, integrated fridge/freezer, ceiling downlights, vinyl flooring, and window to the front.

LOUNGE 4.95m x 3.55m

With large window to the rear with open glen views, radiator, attractive fireplace with electric fire, and fitted carpet.



BEDROOM ONE 3.55m x 3.5m (max)

With window to the front elevation, radiator, built-in wardrobes, and fitted carpet.

BEDROOM TWO 3.6m x 2.95m (max)

With window to the rear elevation with open glen views, built-in wardrobe, radiator, and fitted carpet.

SHOWER ROOM 1.9m x 1.6m

With modern white suite comprising WC & wash basin, shower enclosure with electric shower, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

LOFT

Fully floored with lighting.

GARDEN

The property benefits from attractive garden grounds to the front, side and rear, laid to a mixture of lawn, vegetation and loose stone chippings, with a tarmac driveway providing off-road parking. The private rear garden offers a good degree of seclusion and the side features a timber garden shed and rotary clothes airer. Boundaries are partially defined by established hedging.



7 Etive Gardens, 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. Oil tank.

Council Tax: Band D

EPC Rating: D67

Gross Internal Floor Area: 66m²

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 right onto Lonan Drive then a further right onto Nant Drive. Take the 3rd exit on the left into Etive Gardens. No. 7 is on the right at the end of the cul-de-sac 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.

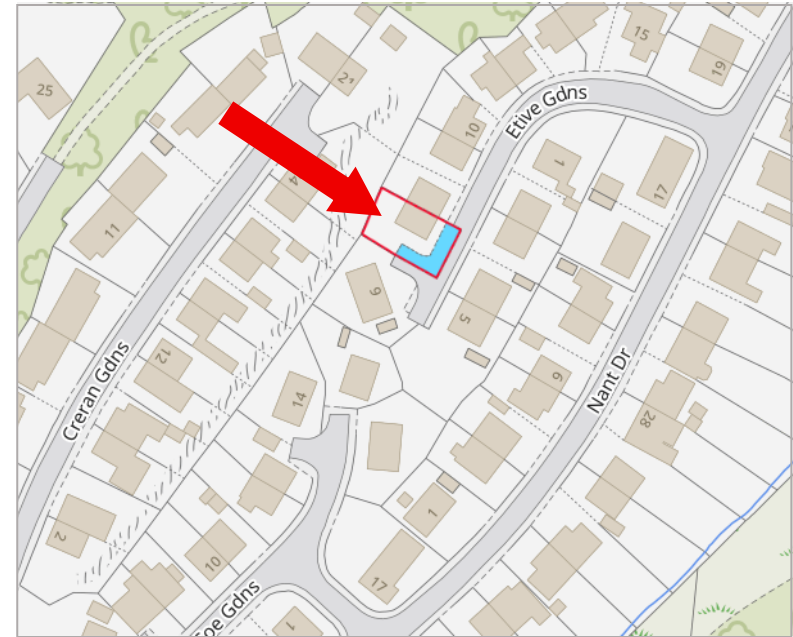
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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.



Fiuran
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T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

