



26 Marine Court

Dunbeg | Argyll | PA37 1NU

Offers Over £190,000

Fiuran
PROPERTY

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Situated in a popular rural village just 3 miles from Oban and in walk-in condition, 26 Marine Court is an immaculate mid-terraced Home with 2 double Bedrooms, enclosed rear garden, allocated parking and EV charging point. Further benefits include double glazing, communal biomass heating and a partially floored loft. Close to the beach, countryside walks and local amenities.

Special attention is drawn to the following:

Key Features

- 2 Bedroom mid-terraced House in friendly rural community
- Popular & quiet village location, 3 miles from Oban
- Vestibule, Lounge, Kitchen, ground floor WC
- 2 double Bedrooms, Bathroom
- Partially floored Loft with lighting & ladder
- Double glazing throughout
- Window & floor coverings included in sale
- Communal Biomass heating system
- Enclosed rear garden with shed & planters
- Electric car charging point
- Allocated parking space & visitors' parking
- Close to beach and countryside walks
- Local amenities including shop & school nearby
- Excellent bus service
- Walk-in condition



Located within a popular and peaceful village community, just 3 miles from Oban, this well-presented 2 Bedroom mid-terraced House offers comfortable accommodation in a convenient rural setting. The property is within easy reach of the beach, countryside walks and local amenities, including a shop and school, with an excellent bus service nearby.

The accommodation comprises an entrance Vestibule, welcoming Lounge, Kitchen with direct access to the rear garden, and ground floor WC. There are 2 generous double Bedrooms and a Bathroom on the upper floor. The property benefits from double glazing throughout, with window and floor coverings included in the sale.

Further features include a partially floored Loft with lighting and ladder, communal biomass heating and an enclosed rear garden with shed and planters. There is an allocated parking space, visitors' parking and an electric vehicle charging point.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via entrance at the front into Vestibule.

GROUND FLOOR: VESTIBULE

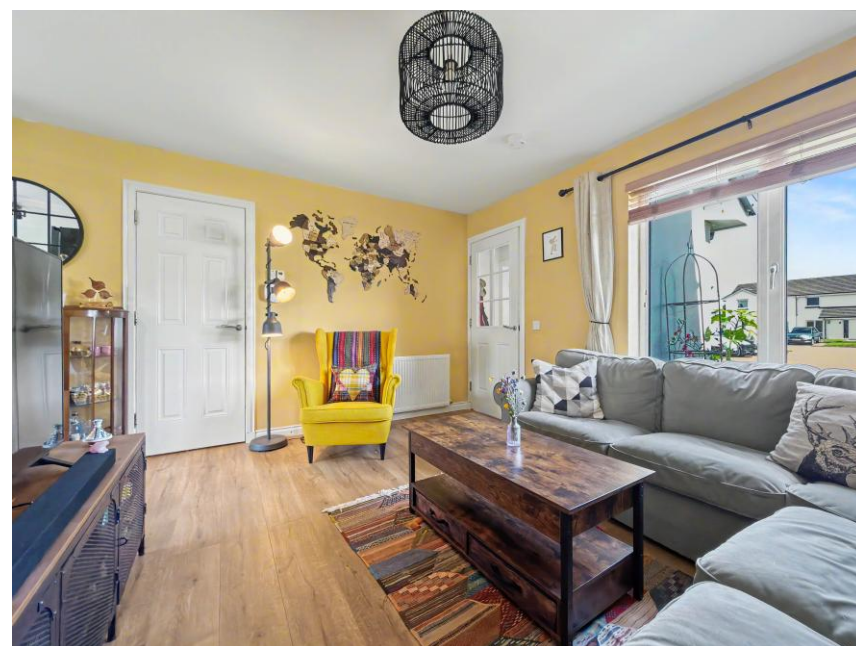
With carpeted stairs rising to the first floor, built-in cloak cupboard, newly fitted wood effect flooring, glazed panel to the front, and door leading to the Lounge.

LOUNGE 4m x 3.25m

With window to the front elevation, radiator, newly fitted wood effect flooring, large storage cupboard (housing the boiler), and opening to the Kitchen.

KITCHEN 3.45m x 2.95m

Fitted with a range of beech effect base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, washing machine, radiator, newly fitted wood effect flooring, window to the rear elevation, door leading to the WC, and external door leading to the rear garden.



WC 1.9m x 1.45m

With white suite comprising WC & wash basin, heated towel rail, vinyl flooring, and window to the rear elevation.

FIRST FLOOR: UPPER LANDING

With built-in shelved cupboard, fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4m x 2.75m (max)

With window to the front elevation, radiator, built-in wardrobe, shelved recess, and fitted carpet.

BEDROOM TWO 3.85m x 2.75m (max)

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

BATHROOM 2.15m x 1.9m

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

LOFT - Partially floored with lighting & ladder.

GARDEN

The fully enclosed rear garden is easily maintained and is mainly laid to lawn, providing an attractive outdoor space. There is also a small lawned area to the front of the property. A garden shed and planters are also included in the sale.



26 Marine Court, Dunbeg



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 C

EPC Rating: C74

Gross Internal Floor Area: 67m²

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

Dunbeg is situated around 3 miles from Oban, and is a popular residential village with local marina, general store, hairdressers and primary school. A full range of facilities and amenities are available in nearby Oban. Dunbeg is also home to the Scottish Association of Marine Science (SAMS) Marine Lab and College, and Dunstaffnage Castle.

DIRECTIONS

Leaving Oban on the A85, turn left into the village of Dunbeg. Follow the road around, and bear to the right onto Kirk Road. Take a left, then a right into Marine Court. No. 26 is straight ahead and can be identified by the For Sale sign in the window.

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.



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