



12 Cruachan Crescent

Oban | Argyll | PA34 5AS

Guide Price £175,000

Fiuran
PROPERTY

12 Cruachan Crescent

Oban | Argyll | PA34 5AS

12 Cruachan Crescent is a modern 2 Bedroom mid-terraced House, ideally situated within easy walking distance of Oban town centre. The property has been enhanced by a number of recent upgrades, including the installation of solar panels and modern electric heating, offering improved energy efficiency and lower running costs. Further benefiting from an enclosed, low-maintenance garden, this is an ideal home for first-time buyers, downsizers, or those seeking a convenient property close to the heart of the town.

Special attention is drawn to the following:-

Key Features

- Modern 2 Bedroom mid-terraced House
- Front Porch, Hall, Kitchen, Vestibule
- Lounge/Diner, 2 double Bedrooms, Bathroom
- Good storage, including large, insulated Loft space
- Double glazing throughout
- Newly installed Dimplex electric heating (2025)
- Solar PV & battery storage (installed 2025)
- Electrical installation upgraded (2025)
- Surge protection and electrical safety improvements
- Easily maintained, enclosed garden
- Free on-street parking
- Good bus service, local school & shop
- Convenient to town centre, Dunollie woods & the sea



12 Cruachan Crescent is a modern 2 Bedroom mid-terraced House, ideally situated within easy walking distance of Oban town centre. The property has been enhanced by a number of recent upgrades, including the installation of solar panels and modern electric heating, offering improved energy efficiency and lower running costs. Further benefiting from an enclosed, low-maintenance garden, this is an ideal home for first-time buyers, downsizers, or those seeking a convenient property close to the heart of the town.

The ground floor accommodation comprises entrance Porch & Hall with stairs rising to the first floor, bright & spacious Lounge/Diner, fitted Kitchen, and Vestibule with access to the rear garden. The first floor accommodation offers 2 double Bedrooms, and a family Bathroom. There is also a large Loft space with development potential (subject to the relevant consents).

With double glazing throughout, the property also benefits from newly installed electric heating and PV solar panels with battery storage. There is a private and easily maintained garden to the front & rear of the property, and free on-street parking nearby.

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

APPROACH

Via gated entrance to the front of the property leading to the Porch.

PORCH 1.3m x 1m

With UPVC entrance door with glazed panel, coat hooks, vinyl flooring, and internal glazed door leading to the Hall.

HALL

With stairs rising to the first floor, fitted carpet, and glazed door leading to the Lounge/Diner.

LOUNGE/DINER 4.15m x 4.1m (max)

With windows to the front elevation, Dimplex electric storage heater, decorative fireplace, fitted carpet, and glazed door to the Kitchen.

KITCHEN 4.1m x 2.1m

Fitted with a range of modern gloss base & wall-mounted units, work surfaces, stainless steel sink, built-in electric oven, ceramic hob, cooker hood, Dimplex electric storage heater, windows to the rear, wood effect flooring, and door leading to the Vestibule.



VESTIBULE 1.4m x 0.85m

With large under-stair cupboard, wood effect flooring, and external UPVC door leading to the rear garden.

UPPER LANDING

With Dimplex electric storage heater, fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4.75m x 3.5m

With windows to the front elevation, built-in shelved cupboard (housing the hot water cylinder), further built-in cupboard, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.7m x 3.1m

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

BATHROOM 1.85m x 1.55m

Fitted with a white suite comprising bath with electric shower over, WC & washbasin, tiled walls, tiled flooring, and window to the rear elevation.

LOFT

Insulated storage space. Development potential (subject to the relevant consents).

GARDEN

The enclosed rear garden features areas of lawn, paving and decorative stone chippings. A paved terrace at the upper level provides an ideal space for outdoor dining and entertaining, while a rotary clothes airer adds practicality. There is also a small front garden.



12 Cruachan Crescent, 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 C

EPC Rating: B83

Gross Internal Floor Area: 72m²

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 in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae and drive up the hill. 12 Cruachan Crescent is straight ahead at the end of the road, 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.

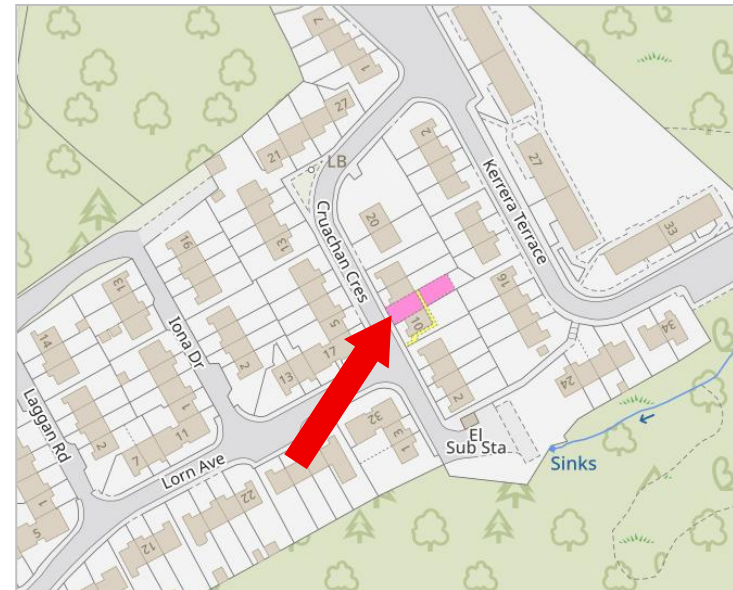
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

