



5 Lynn Gardens

Millpark | Oban | PA34 4LD

Guide Price £185,000

Fiuran
PROPERTY

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5 Lynn Gardens is a modern semi-detached Bungalow set within a quiet and friendly cul-de-sac, offering comfortable, low-maintenance living. The property features a spacious double Bedroom, a large partially floored Loft, an air source heat pump installed in 2024, enclosed gardens, free residents' parking, and a convenient location close to the town centre and local amenities.

Special attention is drawn to the following:

Key Features

- Modern semi-detached Bungalow
- Located in quiet, friendly cul-de-sac
- Porch, Hallway, Lounge/Diner, Kitchen
- Double Bedroom, Utility Room, Shower Room
- Large, partially floored Loft
- Air source heat pump fitted in 2024
- Double glazing throughout
- Window & floor coverings included in sale
- Easily maintained, enclosed garden
- Free residents' parking
- Convenient to town centre and amenities



Situated within a quiet and friendly cul-de-sac, this modern semi-detached Bungalow offers comfortable, low-maintenance living in a convenient location close to the town centre and a wide range of local amenities.

The well-presented accommodation comprises a Porch, Hallway, bright Lounge/Diner, fitted Kitchen, double Bedroom, Utility Room and Shower Room. A large, partially floored Loft provides excellent additional storage.

Benefiting from double glazing throughout, the property also features an energy-efficient air source heat pump, installed in 2024. Window and floor coverings are included in the sale.

Outside, the enclosed garden has been designed for easy maintenance, while free residents' parking is available nearby, making this an ideal home for first-time buyers, downsizers or those seeking a peaceful retirement property.

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

APPROACH

Via gated access at the front of the property, and pathway leading to the entrance at the side of the property into the Porch.

PORCH 1.6m x 1.2m

With coat hooks, wood effect flooring, and glazed door leading to the Hallway.

HALLWAY

With radiator, built-in cupboard (housing the replacement hot water cylinder), wood effect flooring, and doors leading to the Lounge/Diner, Bedroom, Utility Room & Shower Room.

LOUNGE/DINER 4.9m x 3.3m

With window to the front elevation, radiator, wood effect flooring, and door leading to the Kitchen.

KITCHEN 3.3m x 2.2m

Fitted with a range of modern base & wall mounted units, wooden work surfaces, sink & drainer, built-in electric oven, ceramic hob, integrated washing machine & dishwasher, radiator, wood effect flooring, and window to the rear.



BEDROOM 3.6m x 2.8m

With window to the front elevation, radiator, and wood effect flooring.

UTILITY ROOM 2.3m x 1.3m

With wall-mounted units, worktop with space for white goods below, radiator, wood effect flooring, and access to the Loft.

SHOWER ROOM 2.3m x 2.1m (max)

Fitted with a modern white suite comprising WC & wash basin vanity unit, corner shower enclosure with electric shower, radiator, Respatex style wall panelling, wood effect vinyl flooring, and window to the rear elevation.

GARDEN

The property enjoys enclosed and easily maintained gardens. To the rear, the garden is bounded by an attractive timber fence and is predominantly laid to artificial grass, complemented by a small patio seating area. The side garden is finished with low-maintenance stone chippings, while the front garden is mainly laid to lawn with a selection of shrubs and a neat hedge, creating an attractive approach to the property.



5 Lynn 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, and drainage. Air source heat pump.

Council Tax: Band C

EPC Rating: D68

Gross Internal Floor Area: 49m²

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. After the Birchwood Service Station, take a right into Millpark Road, a left into Millpark Avenue, then a right into Lynn Gardens. No.5 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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