



64 Lorn Road

Dunbeg | Argyll | PA37 1QQ

Guide Price £240,000

Fiuran
PROPERTY

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64 Lorn Road is a stunning semi-detached Home that has been thoughtfully extended to offer a spacious modern Kitchen/Diner and impressive Master Bedroom with En Suite. Set in the popular village of Dunbeg, it also features an enclosed garden with hot tub, insulated gym/outbuilding, private driveway, and is conveniently located close to local amenities.

Special attention is drawn to the following:

Key Features

- Stunning 3 Bedroom semi-detached House
- Extension with modern Kitchen/Diner & Master Bedroom
- Popular village location close to Oban
- Hallway, Kitchen/Diner, Lounge, Utility Room
- 3 double Bedrooms, En Suite Shower Room, Bathroom
- Large, partially floored Loft with power & lighting
- Double glazing throughout
- Multi-fuel stove in Lounge
- Window coverings & flooring included in sale
- Internal insulation to original external walls on first floor
- Enclosed garden with patio & decked areas
- Insulated outbuilding with gym area & store
- Hot tub with privacy screen
- Driveway providing private parking
- Located close to Dunbeg school, shop & bus stop



Beautifully presented and thoughtfully extended, this stunning semi-detached Home enjoys a sought-after location in the popular village of Dunbeg, just a short drive from Oban. Offering stylish, well-proportioned accommodation, the property is ideal for families or those seeking additional space, with the benefit of double glazing throughout, internal insulation to the original first-floor external walls, and a cosy multi-fuel stove in the Lounge. Tastefully decorated in neutral tones, the home is ready for immediate occupation with minimal effort required.

The accommodation comprises a welcoming Hallway, bright Lounge, impressive modern Kitchen/Diner, Utility Room, three spacious double Bedrooms, including a generous Master Bedroom with En Suite Shower Room, and a contemporary family Bathroom. A large, partially floored Loft with power and lighting provides excellent additional storage.

Outside, the enclosed garden has been designed for both relaxation and entertaining, with patio and decked seating areas, a hot tub with privacy screen, and an insulated outbuilding incorporating a gym and separate store. A private driveway offers off-road parking, while the property is conveniently located close to Dunbeg Primary School, the village shop, regular bus services, and a range of scenic woodland and coastal walks.

APPROACH

Access to the property is via a gated entrance leading to the private driveway, with two side entrance doors providing convenient access to the Hallway and the Kitchen/Diner respectively.

GROUND FLOOR: HALLWAY

With stairs rising to the first floor, window to the front elevation, shelved storage cupboard, radiator, fitted carpet, and doors leading to the Lounge and Bathroom.

LOUNGE 5.45m x 3m

With dual aspect windows to the front & rear, 2 radiators, multi-fuel stove, feature LED lighting, wood effect flooring, and opening to the Inner Hall.

INNER HALL

With under-stair storage cupboard, tile effect laminate flooring, opening to the Kitchen/Diner, and door to the Utility Room.

KITCHEN/DINER 4.65m x 4m

Fitted with a range of modern base & wall mounted units, under-cabinet lighting, composite work surfaces, sink & drainer, built-in electric double oven/grill, gas hob, stainless steel cooker hood, dishwasher, ceiling downlights, radiator, tile effect laminate flooring, window to the side elevation, glazed French doors leading to the rear garden, and further external door to the side.

UTILITY ROOM 2.4m x 2m (max)

Currently used as a pet bedroom, with large built-in shelved cupboard, further shelved recess, tile effect laminate flooring, and window to the side elevation.

BATHROOM 2.05m x 1.7m

Fitted with a modern white suite comprising P-shaped bath with mixer shower over, WC & wash basin, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, vinyl flooring, and window to the side elevation.



FIRST FLOOR: UPPER LANDING

With fitted carpet, access to the Loft, built-in storage cupboard, and doors leading to all 3 Bedrooms.

BEDROOM ONE 4m x 3.6m (max)

With 2 Velux style windows to the side elevation, radiator, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.05m x 1.45m (max)

With modern white suite comprising WC & wash basin, shower enclosure with electric shower & Respatex style wall panelling, chrome heated towel rail, ceiling downlights, and vinyl flooring.

BEDROOM TWO 3.95m x 2.55m

With window to the side elevation, radiator, built-in cupboard, large mirrored wardrobe, and fitted carpet.

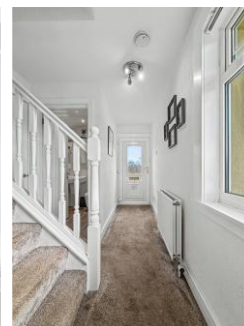
BEDROOM THREE 4.45m x 3.05m (max)

With window to the front elevation, radiator, eaves storage, and fitted carpet.

GARDEN

The property enjoys attractive garden grounds to the front, side and rear, providing a versatile outdoor space. The gardens are thoughtfully landscaped with areas of lawn, stone chippings, paving and timber decking, while the enclosed rear garden features a hot tub with a privacy screen, creating an ideal place to unwind. The boundaries are formed by timber fencing and block walls, with a decorative cast metal gate providing access to the driveway.

A particular feature of the garden is the fully insulated timber outbuilding, complete with its own electricity supply. Currently arranged as a gym with an adjoining storage area, it offers excellent flexibility and could easily be adapted to suit a variety of uses, such as a home office, studio or hobby room.



64 Lorn Road, 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. Oil tank.

Council Tax: Band C

EPC Rating: C72

Gross Internal Floor Area: 97m²

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. Drive along Lorn Road through the village. No.64 is on the right, opposite the playpark, 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.



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