



18 Creran Gardens

Oban | Argyll | PA34 4JU

Guide Price £215,000

Fiuran
PROPERTY

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18 Creran Gardens is an immaculately presented 2 Bedroom semi-detached Bungalow with excellent storage, wood-burning stove, private garden with greenhouse, garage/workshop, ample off-road parking and potential to extend, subject to consents.

Special attention is drawn to the following:

Key Features

- Immaculate 2 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Excellent storage, including Loft
- Double glazing throughout
- Oil central heating & wood burning stove
- White goods, window coverings & flooring included
- Private rear garden with greenhouse
- Timber garage/workshop with power & lighting
- Off-road parking for several vehicles
- Opportunity to add extension (subject to consents)
- Convenient to Oban Primary Campus



18 Creran Gardens is a spacious 2 Bedroom semi-detached Bungalow situated within a quiet residential area, conveniently served by a good bus route and within easy reach of Oban Primary Campus.

The accommodation comprises an entrance Hallway, bright Lounge/Diner, modern fitted Kitchen, 2 double Bedrooms and a Shower Room. The property benefits from excellent storage, including a useful Loft, together with double glazing throughout and oil central heating. A wood-burning stove provides an attractive additional feature within the living space.

The property further benefits from a private rear garden with greenhouse, while a substantial timber garage/workshop with power and lighting provides excellent storage or workspace. Off-road parking is available for several vehicles. There is also potential to extend the accommodation, subject to the necessary planning and building consents.

APPROACH

Via driveway to the side of the property, and entrance at the side into the Hallway, or at the rear into the Kitchen.

HALLWAY

With radiator, coat hooks, 2 built-in shelved cupboards, wood effect flooring, access to the Loft, and doors leading to the Kitchen, Lounge/Diner, both Bedrooms and the Shower Room.

KITCHEN 3.4m x 2.55m (max)

Newly fitted with a range of modern base & wall mounted units, work surfaces, sink & drainer, Respatex style splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, fridge/freezer, washing machine, tumble dryer, wood effect flooring, window to the rear elevation, and glazed external door leading to the rear garden.

LOUNGE/DINER 4.95m x 3.55m

With windows to the front elevation, radiator, wood burning stove with fitted log storage unit, and fitted carpet.



BEDROOM ONE 3.55m x 3.5m (max)

With windows to the rear elevation, radiator, 2 built-in wardrobes, and fitted carpet.

BEDROOM TWO 3.6m x 2.95m (max)

With windows to the front elevation, built-in wardrobe, radiator, and fitted carpet.

SHOWER ROOM 1.9m x 1.6m

Newly fitted with modern white suite comprising WC & wash basin, shower enclosure with electric shower, partially tiled walls, Respatex style wall panelling, wood effect flooring, and window to the side elevation.

LOFT - Large storage space.

GARDEN

The property benefits from an enclosed private rear garden, predominantly laid to stone chippings and incorporating a greenhouse. Private parking is available to the side, with a detached timber garage/workshop situated to the rear, providing useful storage and workspace. To the front, there is a small, low-maintenance garden area, also laid to stone chippings.



18 Creran 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: D65

Gross Internal Floor Area: 64m²

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, a further right onto Nant Drive, and a left into Creran Gardens. No. 18 is on the right near the end of the cul-de-sac 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.

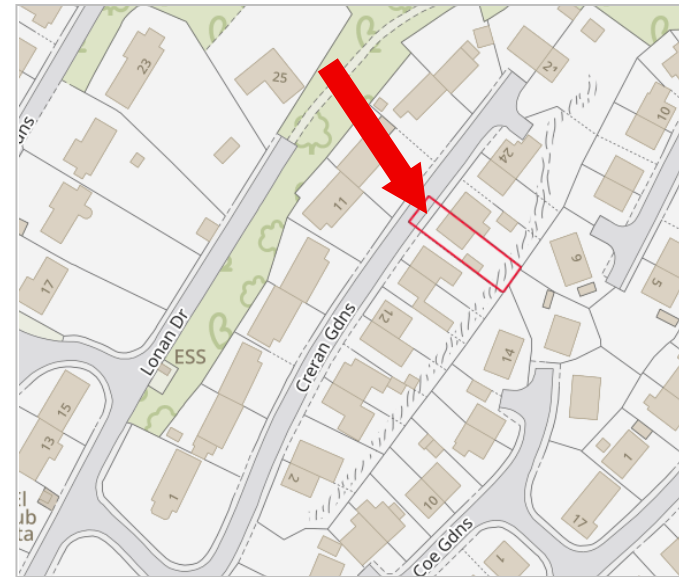
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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