



2 Dalrigh

Oban | Argyll | PA34 5PG

Guide Price £180,000

Fiuran
PROPERTY

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2 Dalrigh is a well-presented 2 Bedroom Home with elevated views of Oban Bay. Boasting a central location and easy access to the esplanade, it also features a wood-burning stove, enclosed gardens, patio, shed and private parking for two vehicles.

Special attention is drawn to the following:

Key Features

- Well-presented Home with 2 Bedrooms
- Elevated view of Oban Bay
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Bathroom
- Electric storage heating & wood burning stove
- Double glazing throughout
- Good storage, including Loft
- Easily maintained, enclosed front & rear garden
- Patio area & timber garden shed
- Private off-road parking for 2 vehicles
- Central location in town
- Easy access to Oban's esplanade
- No chain



2 Dalrigh is a well-presented 2 Bedroom Home enjoying an elevated position with attractive views over Oban Bay. Ideally located within the town, the property is conveniently placed for local amenities and provides easy access to Oban's picturesque esplanade.

The accommodation comprises a welcoming Hallway, comfortable Lounge/Diner, modern fitted Kitchen, together with two good-sized double Bedrooms and a family Bathroom. The home benefits from double glazing throughout, effective electric heating and a wood-burning stove, creating a warm and inviting living environment.

Externally, there are easily maintained, enclosed gardens to the front and rear, with a patio area and timber garden shed. Private off-road parking for two vehicles is a further benefit. Good storage is provided, including a Loft, while the central location makes this an ideal home for those seeking convenience and accessibility. The property is offered for sale with no onward chain.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking to the rear of the property, and entrance at the rear into the Kitchen or at the front into the Hallway.

GROUND FLOOR: HALLWAY

With windows to the front & side elevations, carpeted stairs rising to the first floor, electric storage heater, under-stair storage area, wood effect flooring, and doors leading to the Lounge/Diner and Kitchen.

LOUNGE/DINER 6.85m x 3.25m (max)

With dual aspect windows to the front & rear elevations, electric storage heater, wood burning stove (with back boiler), and wood effect flooring. Space for dining furniture.

KITCHEN 3.2m x 2.65m

Fitted with a range of modern white gloss base & wall-mounted units, work surfaces, stainless steel sink & drainer, Respatex style splash-backs, wood effect flooring, windows to the rear & side elevations, and external door leading to the garden. Space for a range of white goods.



FIRST FLOOR: UPPER LANDING

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

BEDROOM ONE 3.55m x 3.35m

With windows to the front elevation, built-in mirrored wardrobe, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.4m x 3.25m

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

BATHROOM 1.85m x 1.65m

With white suite comprising bath with electric shower over, WC & wash basin, Respatex style wall panelling, tile effect flooring, and window to the rear elevation.

LOFT - Insulated storage space.

GARDEN

The property benefits from gardens to the front and rear. The front garden is mainly laid to lawn, with paved pathways, a patio area and a raised seating area finished with artificial grass, providing an attractive and easily maintained outdoor space. The rear garden is also mainly laid to lawn and features mono-blocked pathways, colourful shrubs and two surfaced private parking spaces. A gate leads from the front garden to the main thoroughfare into town with easy access to Oban Bay/Esplanade.



2 Dalrigh, 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.

Council Tax: Band C

EPC Rating: C70

Gross Internal Floor Area: 73m²

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

Heading into Oban on the A85 from Glasgow, take a left just after the Kings Knoll Hotel onto Deanery Brae. At the bottom of the hill, take a right onto Breadalbane Street, then take a right turn just after Breadalbane Mews. Drive straight ahead, and 2 Dalrigh is straight ahead 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.

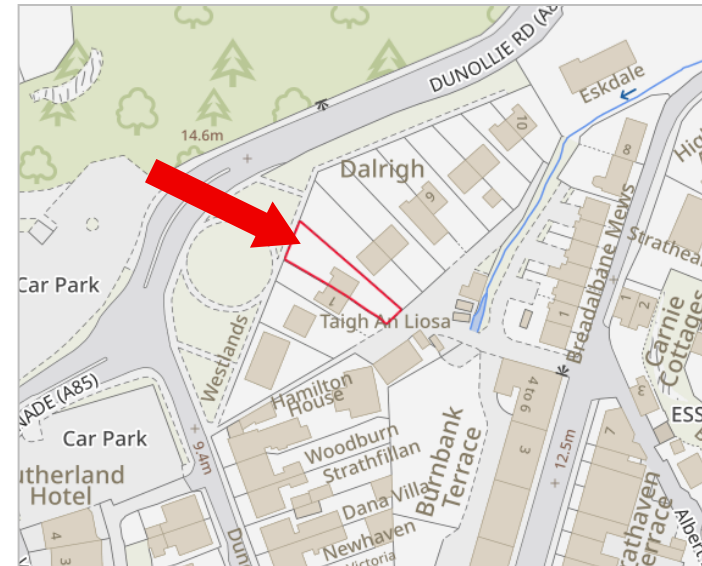
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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