



## 44 Lochnell Road

Dunbeg | Argyll | PA37 1QJ

Guide Price £195,000

**Fiuran**  
PROPERTY

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44 Lochnell Road is a spacious 3 Bedroom semi-detached House situated in the popular village of Dunbeg, near Oban. Set within a large corner plot, it would make a wonderful family home.

Special attention is drawn to the following:

### Key Features

- Lovely 3 Bedroom semi-detached House
- Popular village location close to Oban
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Bathroom
- Excellent storage including large Loft
- Oil central heating
- Double glazing throughout
- Interlinked smoke & heat alarms
- Full contents (including appliances) included in sale
- Large garden, mainly laid to grass
- Free parking & cycle path to Oban nearby
- Local amenities including shop, school & playparks



44 Lochnell Road is a spacious 3 Bedroom semi-detached House situated in the popular village of Dunbeg, near Oban. Set within a large corner plot, it would make a wonderful family home.

The ground floor accommodation comprises entrance Porch, Hallway with built-in storage cupboards and stairs rising to the first floor, fitted Kitchen with a range of appliances and door to the rear garden, and spacious Lounge/Diner with dual aspect windows and fitted electric fire.

The first floor offers 3 Bedrooms (all with built-in storage) and a modern family Bathroom. There is also a large Loft space, accessed via a hatch from the upper landing area.

In addition to its popular location, 44 Lochnell Road benefits from oil central heating and double glazing throughout. All contents upon viewing are included in the sale. Externally, there is a large garden surrounding the property. There is ample free on-street parking outside the property, in addition to a free car park nearby which has access to a cycle path leading to Ganavan Beach in Oban.

### **APPROACH**

Via entrance at the front of the property into the Porch or at the rear into Kitchen.

### **GROUND FLOOR: PORCH** 2.45m x 0.75m

With UPVC/glazed entrance door, small cupboard housing the electric meter & fuse box, and glazed door leading to the Hallway.

### **HALLWAY**

With stairs rising to the first floor, under-stair storage/cloak cupboard, further built-in shelved cupboard, radiator, fitted carpet, and doors to the Kitchen and Lounge/Diner.

### **KITCHEN** 3.15m x 2.65m

Fitted with a range of modern base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, Respatex style splash-backs, electric cooker, stainless steel cooker hood, washing machine, built-in cupboard housing a fridge/freezer, radiator, vinyl flooring, windows to the rear elevation, and external door leading to the rear garden.

### **LOUNGE/DINER** 6.15m x 3.65m (max)

With dual aspect windows to the front & rear elevations, fitted electric fire on tiled hearth, and wood effect flooring.



### FIRST FLOOR: UPPER LANDING

With built-in cupboard housing the hot water cylinder, fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

### BEDROOM ONE 4.25m x 2.4m (max)

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

### BEDROOM TWO 3.2m x 3.05m (max)

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

### BEDROOM THREE 3.45m x 1.7m

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

### BATHROOM 2.05m x 1.7m

Fitted with a modern white suite comprising bath with electric shower over, WC & wash basin, radiator, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

### GARDEN

The mostly enclosed garden surrounds the property and is mainly laid to grass, with a paved patio area to the rear and paved pathways around the property.

### 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.



## 44 Lochnell 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:** D66

**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.

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. 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. Prospective purchasers are advised to 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.

## DIRECTIONS

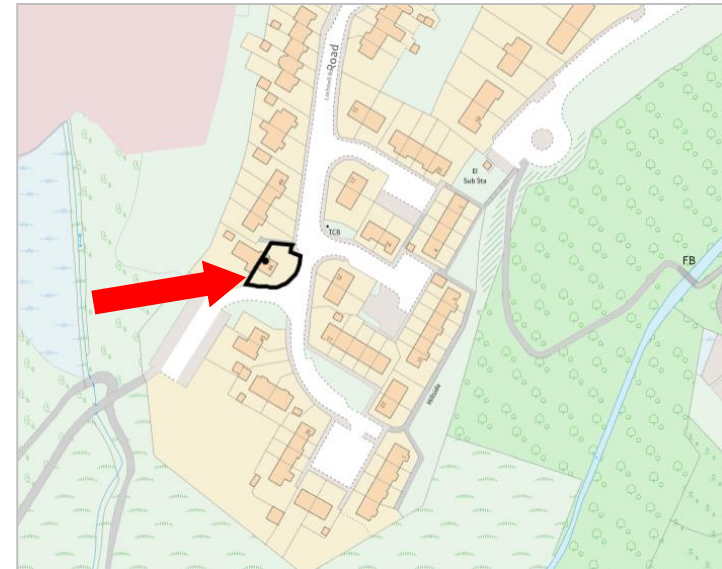
Leaving Oban on the A85, turn left into the village of Dunbeg. Drive along Lorn Road through the village. Take a right up a hill leading on to Lochnell Road. Follow the road around to the top. No.44 is on the right and can be identified by the For Sale sign.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed. Further requirements are set out below in respect of our client's vetting requirements for purchasers.

### VETTING CAVEAT

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose bidders must submit with their offer the following information to allow a vetting check to be completed:- (a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or (c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia. In addition to the above information, a Declaration form will be provided to interested parties and must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany any offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered.



# Fiuran

PROPERTY

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