



24 Lochnell Road

Dunbeg | Argyll | PA37 1QJ

Guide Price £259,950 **Over £10,000 below Home Report valuation**

Fiuran
PROPERTY

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24 Lochnell Road is a spectacular 3 Bedroom semi-detached House situated in the popular village of Dunbeg, near Oban. Fully renovated to an exceptional standard with top-of-the-range, innovative features throughout, it would make a wonderful family home.

Special attention is drawn to the following:

Key Features

- Cutting-edge 3 Bedroom semi-detached House
- Popular village location close to Oban
- Porch, open-plan Kitchen/Lounge/Diner
- 3 Bedrooms, Bathroom
- Large Loft with development potential
- Replacement electric heating throughout
- Double-sided multi-fuel stove
- Triple glazed windows
- Interlinked smoke & heat alarms
- Range of brand-new, quality appliances & blinds included
- Internal Kingspan insulation throughout
- Attractive, easily maintained garden
- Timber garden shed, bin store & log store
- Free parking & cycle path to Oban nearby
- Local amenities including shop, school & playparks



24 Lochnell Road is a spectacular 3 Bedroom semi-detached House situated in the popular village of Dunbeg, near Oban. Fully renovated to an exceptional standard with top-of-the-range, innovative features throughout, it would make a wonderful family home.

The ground floor accommodation comprises entrance Porch with glazed internal door leading to an impressive open-plan Kitchen/Lounge/Dining area with double-sided multi-fuel stove and glazed French doors leading to the rear garden.

The first floor offers 3 Bedrooms (one with loch views) and a contemporary family Bathroom. There is also a large Loft space, offering development potential (subject to the relevant consents).

In addition to its popular location, 24 Lochnell Road benefits from replacement electric heating and triple glazed windows throughout. Top-of-the-range appliances and blinds are included in the sale. Externally, there is a landscaped garden with timber shed, bin & wood store. There is also a mono-blocked driveway providing private off-road parking.

APPROACH

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

GROUND FLOOR: PORCH 2.1m x 0.75m

With decorative UPVC/glazed entrance door, tiled flooring, and glazed door leading to the Kitchen/Lounge/Diner.

KITCHEN/LOUNGE/DINER 6.75m x 6.1m

With striking carpeted staircase with oak/glazed banister, stone-clad feature wall & LED lights rising to the first floor, under-stair wine rack, Kitchen area fitted with a range of modern gloss base & wall mounted units in anthracite grey, under-cabinet lighting, plinth LED lighting, complementary work surfaces, deep inset Caple sink with Quooker instant boiling water tap, stone-clad splash-backs, Kenwood range cooker, Samsung American style fridge/freezer with water/ice dispenser, internal camera and 'Smart' voice-activated app, integrated washer/dryer, integrated dishwasher, ceiling downlights, low hanging-pendant light over breakfast bar, 2 wall-mounted Heatstore electric heaters, double-sided multi-fuel stove, stone-clad media unit with log store, Karndean wood-effect flooring, dual aspect windows, glazed French doors and further external door to the rear garden.



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 4.3m x 2.5m

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

BEDROOM TWO 3.25m x 3.15m (max)

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

BEDROOM THREE 3.55m x 1.75m

With windows to the rear elevation with loch views, wall-mounted electric heater, and fitted carpet.

BATHROOM 3.1m x 1.75m

Fitted with a contemporary white suite comprising Jacuzzi P-shaped bath with electric shower over, WC & wash basin, heated towel rail, heated mirror with LED lighting & Bluetooth connectivity, ceiling downlights & coloured LED lighting, tiled walls, porcelain tiled floor with underfloor heating, and window to the rear elevation.

GARDEN

There are fully enclosed & landscaped garden grounds to the front, side, and rear of the property, with an array of colourful bedding plants/flowers. The attractive drying green to the rear has been laid to gravel & paving stones (with weed control fabric below). The small front garden area is tiered & mainly laid to grass. To the side, there is a newly built timber garden shed, bin store and log store. There is a mono-blocked driveway to the rear, providing private off-road parking.



24 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.

Council Tax: Band C

EPC Rating: D55

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. Take a right up a hill leading on to Lochnell Road. Take a left near the top of the road, and no.24 is on the left.

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.

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. 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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