



8 Etive Gardens

Oban | Argyll | PA34 4JP

Offers Over £199,950

Fiuran
PROPERTY

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8 Etive Gardens is a lovely 2 Bedroom semi-detached Bungalow with panoramic glen views, located in a quiet cul-de-sac within a sought-after area of Oban. With private garden & off-road parking, it would make an ideal family/retirement home.

Special attention is drawn to the following:

Key Features

- Attractive 2 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Excellent storage, including partially floored Loft
- Fully double glazed
- Electric heating throughout
- White goods available, if required
- Timber shed & private rear garden
- Off-road parking
- Convenient to Oban Primary Campus
- No chain



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The accommodation comprises entrance Hallway with built-in storage, fitted Kitchen with breakfast bar, spacious Lounge/Diner with fireplace & electric fire, 2 double Bedrooms (with built-in wardrobes), and a family Bathroom. There is also a partially floored Loft space.

Brought to the market with no chain, 8 Etive Gardens benefits from an effective electric heating system, double glazing, and excellent storage throughout. There is private parking, a timber shed, and an easily maintained garden.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via parking to the side of the property, and entrance at the side into the Hallway.

GROUND FLOOR: HALLWAY

With radiator, 2 built-in cupboards (one housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to all rooms.

KITCHEN 3.4m x 2.55m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces & breakfast bar, stainless steel sink & drainer, tiled splash-backs, wood effect flooring, and window to the front elevation. A range of white goods are available, if required.

LOUNGE/DINER 4.95m x 3.55m

With large window to the rear elevation with spectacular glen views, radiator, fireplace with electric fire & corner media unit, and fitted carpet.



BEDROOM ONE 3.55m x 3.5m (max)

With window to the front elevation, radiator, 2 built-in wardrobes, and fitted carpet.

BEDROOM TWO 3.6m x 2.95m (max)

With window to the rear elevation with spectacular glen views, built-in wardrobe, radiator, and fitted carpet.

BATHROOM 1.9m x 1.6m

With modern white suite comprising P-shaped bath with electric shower over, WC & wash basin vanity unit, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

LOFT

Partially floored, with lighting and loft ladder.

GARDEN

The private rear garden with drying green is bounded by hedging and benefits from a secluded area laid to artificial grass. The driveway to the side of the property provides off-road private parking and houses a timber shed. There is also a gravelled area to the front of the property.



8 Etive 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.

Council Tax: Band D

EPC Rating: D67

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 then a further right onto Nant Drive. Take the 3rd exit on the left into Etive Gardens. No. 8 is on the right and can be identified by the For Sale sign.

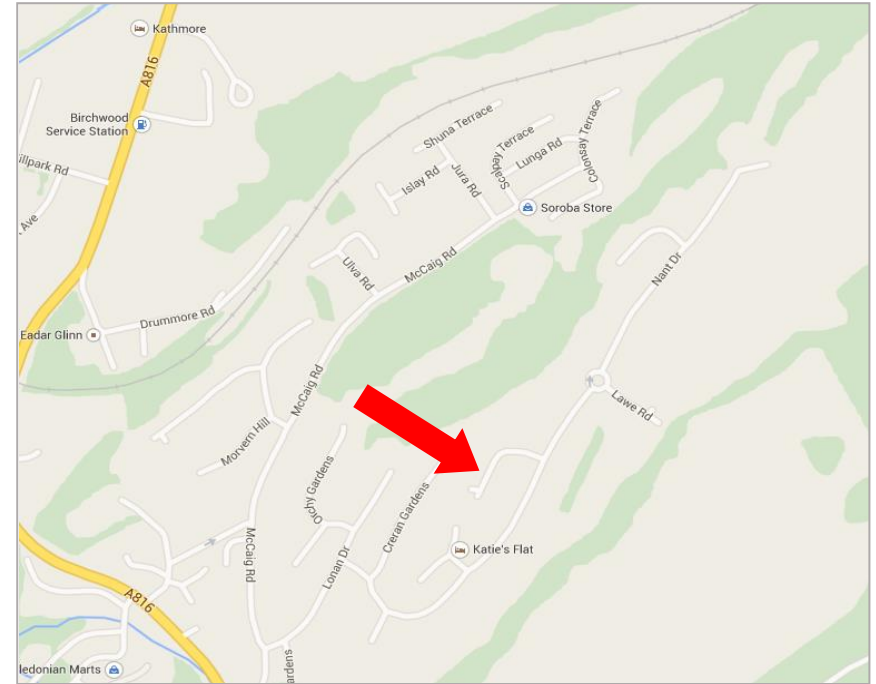
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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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