



## 37 Lochnell Road

Dunbeg | Argyll | PA37 1QJ

Guide Price £195,000

**Fiuran**  
PROPERTY

# 37 Lochnell Road

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37 Lochnell Road is an immaculately presented mid-terrace House with 2 Bedrooms in the popular village of Dunbeg, near Oban. With an enclosed front & rear garden, it would make an ideal family home or buy-to-let investment.

Special attention is drawn to the following:

## Key Features

- Beautiful mid-terraced House in rural community
- Porch, Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Bathroom
- Renovated throughout in recent years
- Range of appliances & blinds included in sale
- Newly fitted internal doors & Hallway carpet
- Excellent storage, including insulated Loft
- Effective 'Dimplex' electric heating
- Double glazing throughout
- Glazed patio doors leading to rear garden
- Enclosed garden with decking & timber shed
- Ample free parking
- Hot tub & gas fire available under separate negotiation



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On the ground floor, the accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, and doors to the Lounge/Diner with glazed patio doors leading to a decked area, and modern fitted Kitchen with a range of appliances included.

Stairs from the Hallway lead to the upper landing, which has doors off to both Bedrooms, a large walk-in cupboard, and the contemporary family Bathroom. A partially floored Loft is also accessed from here and offers development potential (subject to the relevant consents).

The property benefits from effective 'Dimplex' electric heaters as well as double glazing throughout. The easily maintained rear garden houses a hot tub (available under separate negotiation) and a timber shed.

#### **APPROACH**

Via gate at the front of the property and entrance door leading into the Porch.

#### **GROUND FLOOR: PORCH** 2.45m x 1.05m

With small cupboard (housing the electric meter & fuse box), fitted carpet, and internal door leading to the Hallway.

#### **HALLWAY**

With newly carpeted staircase rising to the first floor, under-stair storage cupboards, built-in cloak cupboard, wall-mounted electric heater, wood effect flooring, and doors leading to the Kitchen and Lounge/Diner.

#### **KITCHEN** 3.15m x 2.8m

Fitted with modern gloss base & wall mounted units, complementary wood effect worktops, matching splash-backs, stainless steel sink & drainer, built-in electric double oven, ceramic hob, stainless steel cooker hood, tall fridge/freezer with water dispenser, washing machine, wood effect flooring, window to the rear elevation, and external door leading to the rear garden.

#### **LOUNGE/DINER** 6.2m x 3.2m (max)

With window to the front elevation, wall-mounted electric heater, wood effect flooring, and glazed patio doors leading to the decked area in the rear garden. There is a free-standing gas stove which is available to be included under separate negotiation, if required.



### FIRST FLOOR: UPPER LANDING

With 2 large built-in shelved cupboards, further walk-in storage cupboard, newly fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Bathroom.

### BEDROOM ONE 3.95m x 3.4m (max)

With window to the rear elevation, wall-mounted electric heater, and fitted carpet.

### BEDROOM TWO 3.95m x 3.4m (max)

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

### BATHROOM 2.15m x 1.7m

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

### LOFT

Partially floored, with Ramsay style ladder.

### GARDEN

To the rear, there is an enclosed garden mainly laid to grass with a decked area and timber shed. There is a hot tub which is available to be included under separate negotiation. The enclosed front garden is also mainly laid to grass. There is ample free parking in front of the property.



## 37 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:** D58

**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. Follow the road around to the top until you reach a cul-de-sac. No.37 is on the right and can be identified by the For Sale sign.

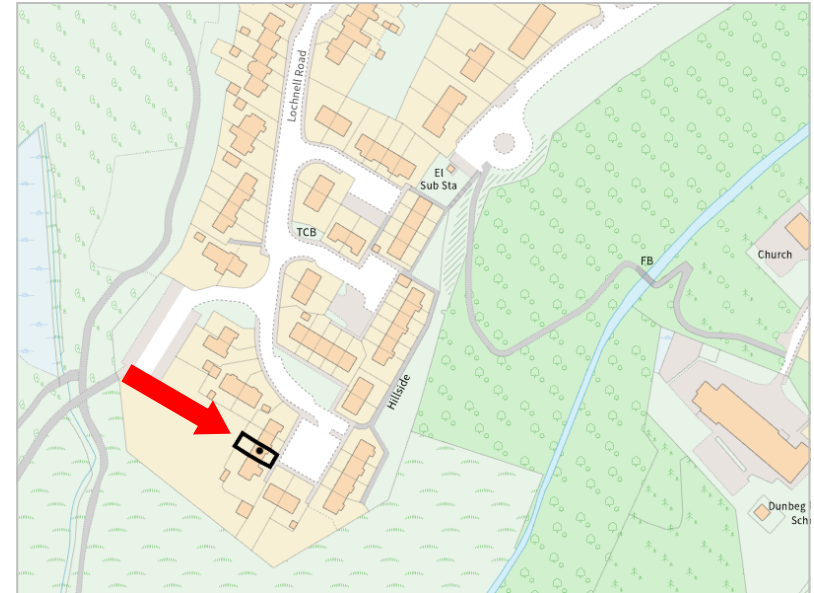
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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