



## 3 Lynn Gardens

Millpark | Oban | PA34 4LD

Guide Price £170,000

**Fiuran**  
PROPERTY

# 3 Lynn Gardens

Millpark | Oban | PA34 4LD

3 Lynn Gardens is a beautifully presented one Bedroom semi-detached Bungalow, located within walking distance of Oban town centre. With attractive enclosed garden and free residents' parking, it would make an ideal first/retirement home or buy-to-let investment.

Special attention is drawn to the following:

## Key Features

- Immaculate semi-detached Bungalow
- Fully renovated to a high standard in recent years
- Located in quiet, friendly cul-de-sac
- Porch, Hallway, Lounge, Kitchen
- Double Bedroom, Box Room, Shower Room
- Potential to convert into 2 Bedrooms
- Large, partially floored Loft
- Replacement electric heating
- Double glazing throughout
- Window & floor coverings included in sale
- Easily maintained, enclosed garden with shed
- Free residents' parking
- Convenient to town centre and amenities



3 Lynn Gardens is a beautifully presented one Bedroom semi-detached Bungalow, located within walking distance of Oban town centre. With attractive enclosed garden and free residents' parking, it would make an ideal first/retirement home or buy-to-let investment.

The accommodation comprises entrance Hallway with built-in cloak cupboard, bright & spacious Lounge, modern fitted Kitchen with a range of integrated appliances, a large double Bedroom, Box Room which is currently used as a Laundry Room/Office, and a modern Shower Room. There is also a large, partially floored Loft space.

Located in a pleasant cul-de-sac in a quiet, friendly neighbourhood, 3 Lynn Gardens is within easy walking distance to the town centre. In addition to replacement electric heating, it also benefits from double glazing and excellent storage. The enclosed garden provides a sunny & private outdoor space which is easily maintained.

## APPROACH

Via gated access at the front of the property, and pathway leading to the entrance at the side of the property.

## HALLWAY

With wall-mounted electric heater, built-in cloak cupboard (housing the electric meter), ceiling downlights, wood effect Karndean flooring, and doors leading to the Lounge, Bedroom, Box Room and Shower Room.

## LOUNGE 4.9m x 3.3m

With window to the front elevation, wall-mounted electric heater, wood effect flooring, and door leading to the Kitchen.

## KITCHEN 3.3m x 2.2m

Fitted with a range of modern gloss white base & wall mounted units, complementary work surfaces with matching upstands, sink & drainer, built-in electric oven & microwave, ceramic hob, integrated fridge/freezer, ceiling downlights, vinyl flooring, and window to the rear elevation.



## **BEDROOM** 3.45m x 3.35m

With window to the front elevation, wall-mounted electric panel heater, ceiling downlights, and wood effect flooring.

## **BOX ROOM** 2.3m x 1.3m

Currently used as a Laundry Room/Office, with wall-mounted shelving, wall-mounted instant hot water box, space for washing machine & tumble dryer, wood effect flooring, and access to the Loft.

## **SHOWER ROOM** 2.3m x 2.1m (max)

Fitted with a modern white suite comprising WC & wash basin, corner shower enclosure with electric shower & Respatex style wall panelling, heated towel rail, vinyl flooring, and window to the rear elevation.

## **GARDEN**

The enclosed garden which is bounded by wooden fencing is mainly laid to lawn with some paving & stone chippings, and a variety of attractive shrubs/trees. There is a drying green & timber garden shed in the rear garden.



## 3 Lynn 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, and drainage.

**Council Tax:** Band C

**EPC Rating:** E49

**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. After the Birchwood Service Station, take a right into Millpark Road, a left into Millpark Avenue, then a right into Lynn Gardens. No.3 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**  
PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

