



## 26 Lochnell Road

Dunbeg | Argyll | PA37 1QJ

Offers Over £150,000

**Fiuran**  
PROPERTY

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26 Lochnell Road is a modern semi-detached Bungalow with enclosed front & rear garden, located in the popular village of Dunbeg. Recently upgraded throughout, it would make an ideal first/retirement home.

Special attention is drawn to the following:-

### Key Features

- Modern semi-detached Bungalow
- Kitchen, Lounge/Diner, 2 Bedrooms, Bathroom
- Large, floored Loft space with lighting
- Fully double glazed
- Electric heating
- Multi-fuel stove in Lounge/Diner
- Window & floor coverings included in sale
- Private front & rear garden
- Excellent bus service, local shop & school
- Convenient to Oban's amenities
- Ideal starter/retirement Home



26 Lochnell Road is a modern semi-detached Bungalow with enclosed front & rear garden, located in the popular village of Dunbeg. Recently upgraded throughout, it would make an ideal first/retirement home.

The accommodation comprises entrance Porch & Hallway, fitted Kitchen, spacious Lounge/Diner with multi-fuel stove, large double Bedroom, single Bedroom, and family Bathroom.

With double glazing throughout, 26 Lochnell Road also benefits from effective electric heating. There is a private and easily maintained garden to the front & rear of the property.

Located in a very popular residential area, there is a local shop and bus stop with regular bus service nearby. There is also a cycle path into Oban, a primary school, hairdresser and playpark within a short walking distance.

### **APPROACH**

Via gated entrance at the front of the property, up some steps, and through an entrance door at the side into the Porch.

### **PORCH**

With vinyl flooring, and glazed door leading to the Hallway.

### **HALLWAY**

With electric storage heater, fitted carpet, access to the Loft, and doors leading to the Lounge/Diner, both Bedrooms, and the Bathroom.

### **KITCHEN** 3.35m x 2.35m

Fitted with a range of base & wall-mounted units, complementary wood effect work surfaces, stainless steel sink & drainer, mosaic tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, wood effect vinyl flooring, window to the rear elevation, and door leading to the Lounge/Diner.



**LOUNGE/DINER** 4.3m x 3.6m

With windows to the front elevation, electric storage heater, multi-fuel stove, and fitted carpet.

**BEDROOM ONE** 3.45m x 3.3m

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

**BEDROOM TWO** 2.3m x 1.95m

With window to the rear elevation, and fitted carpet.

**BATHROOM** 2.3m x 1.65m

With white suite comprising bath with electric shower over, WC & washbasin, chrome heated towel rail, Respatex style wall panelling, partially tiled walls, wood effect vinyl flooring, and window to the rear elevation.

**EXTERIOR**

The enclosed and easily maintained garden is laid to grass to the front and stone chippings to the rear, with some shrubs/trees. There is a timber garden shed to the rear. There is free on-street parking to the front of the property, and also a large carpark nearby.



## 26 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 B

**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. Follow the road around to the top. No.26 is on the left and can be identified by the For Sale sign in the window.

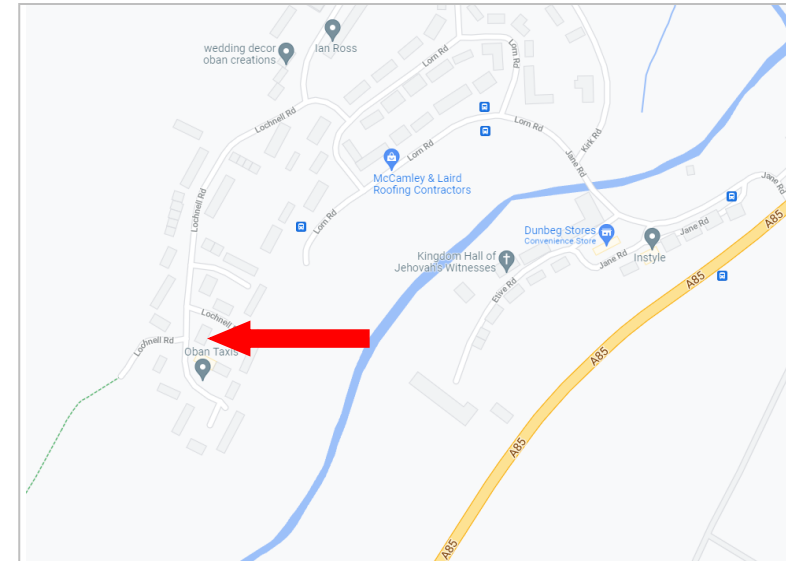
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

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