



## Tigh Na Craobh

Glenmore Road | Oban | PA34 4PG

Offers Over £330,000

**Fiuran**  
PROPERTY

# Tigh Na Craobh

Glenmore Road | Oban | PA34 4PG

Tigh Na Craobh is a very attractive 3 Bedroom detached Bungalow, located in a rural yet convenient area of Oban. With large garden, detached Garage & wonderful views of the surrounding countryside, it would make an ideal family/retirement home.

Special attention is drawn to the following:-

## Key Features

- Immaculately presented Bungalow with 3 Bedrooms
- Rural location, only 20-minute walk from town centre
- Peaceful setting with partial sea views
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Bathroom, Utility Area
- Excellent storage, including Loft
- Mains gas central heating
- Attractive fireplace with gas fire in Lounge
- Double glazing throughout (replaced in 2018)
- White goods, window coverings & flooring included in sale
- Bath & separate shower enclosure in Bathroom
- Detached Garage & private parking for several vehicles
- Sizeable, easily maintained garden grounds



Tigh Na Craobh is a very attractive 3 Bedroom detached Bungalow, located in a rural yet convenient area of Oban. With large garden, detached Garage & wonderful views of the surrounding countryside, it would make an ideal family/retirement home.

The accommodation comprises entrance Porch & Hallway, fitted Kitchen with a range of white goods & glazed door leading to the rear garden with patio area, bright & spacious Lounge/Diner with attractive fireplace, 3 Bedrooms, modern family Bathroom, and a Utility area. There is also a Loft space.

Benefiting from gas central heating, Tigh Na Craobh is also fully double glazed with windows which were replaced in 2018. It boasts a sizeable garden overlooking an attractive woodland with partial views of Oban Bay to the rear, which is an ideal habitat for local wildlife. There is private parking for several vehicles, and Oban town centre is a pleasant 20 min walk from the property.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via private parking to the front of the property, and entrance at the front into the Porch or at the rear into the Kitchen.

### **PORCH**

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

### **HALLWAY**

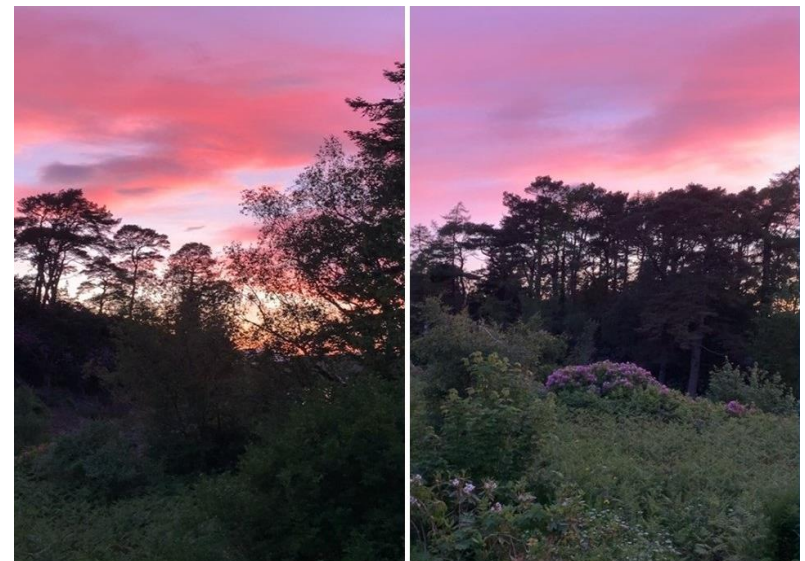
With radiator, built-in cupboard (housing the gas boiler), fitted carpet, access to the Loft, and doors leading to all rooms.

### **KITCHEN** 3.55m x 2.5m

Fitted with a range of Poggenpohl base & wall mounted units, under-cabinet lighting, complementary work surfaces, tiled splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, extractor hood, washing machine, integrated fridge/freezer, ceiling downlights, laminate flooring, and glazed external door leading to the rear garden.

### **LOUNGE/DINER** 6.6m x 3.55m

With windows to the front, rear & side elevations, radiator, fireplace with gas fire, and fitted carpet.



**BEDROOM ONE** 4m x 3m (max)

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

**BEDROOM TWO** 3.5m x 3m

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

**BEDROOM THREE** 3m x 2.3m

With window to the front elevation, radiator, built-in cupboard (housing the hot water cylinder), and fitted carpet.

**BATHROOM** 2.5m x 1.7m

Fitted with a modern white suite comprising bath, WC & vanity wash basin, separate shower enclosure with electric shower, radiator, ceiling downlights, partially tiled walls, tiled flooring, and window to the rear elevation.

**UTILITY AREA** 2.4m x 1.2m

With window to the front elevation and vinyl flooring. Housing a small freezer.

**GARAGE** 7m x 3.45m

With up-and-over door to the front elevation, pedestrian door to the side, window to the rear, power, and lighting.

**GARDEN**

The sizeable garden surrounds the property and is mainly laid to lawn & bounded by hedging, with some shrubs/trees. There is a large, tarmacked driveway to the front, and a small tin shed to the rear.



## Tigh Na Craobh, 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, gas, and drainage.

**Council Tax:** Band E

**EPC Rating:** D59

**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 up Albany Street, and follow the road round onto Gallanach Road. Drive for approximately half a mile, then take a left onto Glenmore Road. Tigh Na Croabh is on the right and can be identified by the For Sale sign.

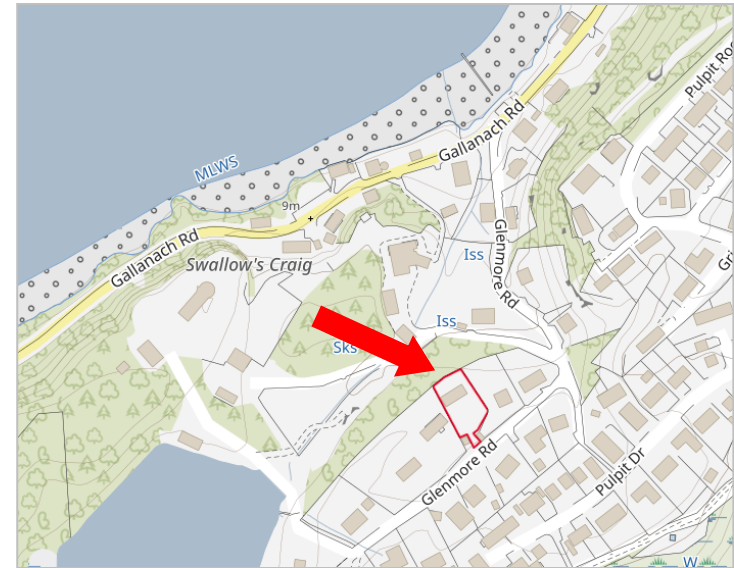
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

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