



28 McKelvie Road

Oban | Argyll | PA34 4GB

Guide Price £140,000 (for 80% share)

Fiuran
PROPERTY

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28 McKelvie Road is a lovely 2 Bedroom end-terraced Bungalow in the popular Creag Bhan area of Oban. Offered for sale on a shared ownership basis with Bield Housing & Care, this is a rare opportunity to acquire an 80% share in a conveniently located dwellinghouse, exclusively designed for persons of 60 years old and over.

Special attention is drawn to the following:

Key Features

- 2 Bedroom end-terraced Bungalow
- Recently renovated throughout
- Shared ownership with Bield Housing & Care
- Exclusively for persons over 60
- Hallway, newly fitted Kitchen, Lounge/Diner
- 2 Bedrooms, newly fitted Shower Room
- Built-in wardrobes in both Bedrooms
- Double glazing throughout
- Effective electric heating
- Rear & side garden ground with timber shed
- Grounds maintained by Bield
- Private, off-road parking
- Lovely open views from garden
- Convenient to town centre and amenities



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The accommodation comprises entrance Hallway, newly fitted Kitchen with a range of integrated appliances, bright Lounge/Diner with glazed sliding doors leading to the garden, 2 Bedrooms (both with built-in wardrobes), and a modern Shower Room.

Located in a popular residential area of Oban, and on a bus route to the town centre, this easily maintained property benefits from double glazing and electric heating throughout. All switches are at accessible height for a wheelchair user and internal doors are wide enough for wheelchair access. Externally, there is a block paving parking area to the front, and a pleasant communal garden laid to grass and with a seating area to the rear.

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

APPROACH

Via private parking to the front of the property, and covered entrance at the front into the Hallway.

HALLWAY

With wide fitted entrance door, electric storage heater, built-in shelved cupboard (housing the hot water tank), fitted carpet, access to the Loft, and doors leading to the Lounge/Diner, both Bedrooms, and the Shower Room.

LOUNGE/DINER 5.35m x 3.65m (max)

With 2 floor-to ceiling windows to the rear elevation, 2 electric storage heaters, fitted carpet, door leading to the Kitchen, and outward opening glazed door leading to the rear garden.

KITCHEN 3.1m x 1.75m

Newly fitted with a range of modern gloss base & wall mounted units, complementary work surfaces, sink & drainer, Respatex style splash-backs, built-in electric oven & grill, built-in microwave, ceramic hob, extractor hood, integrated dishwasher, fridge & washing machine, large shelved cupboard, wood effect vinyl flooring, and window to the side elevation.



BEDROOM ONE 4m x 2.8m

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

BEDROOM TWO 3.8m x 2.1m (max)

With window to the front elevation, wall-mounted electric heater, built-in wardrobe (housing the electric meter & fuse box), and fitted carpet.

SHOWER ROOM 2.05m x 2.05m

Newly fitted with white suite comprising WC & wash basin, large shower enclosure with mixer shower & Respatex style wall panelling, mirror above basin, grab rails, wood effect vinyl flooring, and skylight.

GARDEN

The easily maintained garden ground to the rear & side of the property is mainly laid to lawn, with some block-paving and a drying green. There is also a new timber shed included in the sale. There are lovely open views across a conservation area to the rear. The property also has a block-paved parking area to the front.

Note: Please contact Bield Housing & Care on 0131-273-4000 to make sure you are eligible, prior to viewing. For more information, take a look at their website - www.bield.co.uk.



28 McKelvie Road, 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: C76

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.

SHARED OWNERSHIP WITH BIELD

The property must be occupied only by persons who are either (1) at least 60 years old and who, in the opinion of Bield, are in need of and not unsuitable for supported retirement housing or (2) who have been assessed by Bield as being in need of and not unsuitable for supported accommodation as a result of their being vulnerable, disabled or incapacitated.

The rent charge from the 1st April 2024 to Bield is £116.07 per month. This includes maintenance of the grounds.

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. At the roundabout, take a right onto Glengallan Road. Take a right at the next roundabout, onto McKelvie Road. No. 28 is on the right and can be identified by the For Sale sign in the window.

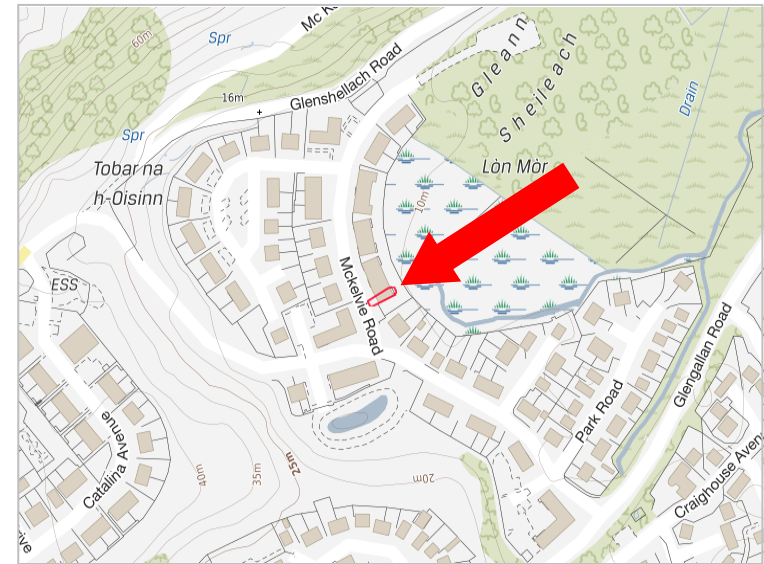
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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T: 07872 986 164

E: info@fiuran.co.uk

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

