



3 Hillside

Dunbeg | Argyll | PA37 1QL

Guide Price £170,000

Fiuran
PROPERTY

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3 Hillside is a lovely mid-terrace House with 2 Bedrooms, located in the popular village of Dunbeg, near Oban. With enclosed front & rear garden and elevated views, it would make an ideal family home or buy-to-let investment.

Special attention is drawn to the following:

Key Features

- Attractive mid-terraced House in rural community
- Elevated views to front
- Porch, Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Bathroom
- Large, floored Loft with power & ladder
- Electric heating throughout
- Fully double glazed
- Enclosed front & rear garden
- Timber garden shed
- Free on-street parking
- No chain



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The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, and doors leading to the Lounge/Diner, fitted Kitchen, and family Bathroom. Stairs from the Hallway lead to the upper landing, which has doors off to both Bedrooms & a large walk-in cupboard. A large, floored Loft is also accessed from here, and offers development potential (subject to the relevant consents). A good-sized built-in wardrobe in Bedroom One offers further storage space, along with the Eaves.

The property benefits from electric heating and double glazing throughout. Externally, there is an easily maintained front & rear garden, with timber garden shed. There is ample free on-street parking to the rear of the property.

APPROACH

Via gate & steps to the rear of the property, and entrance into the Kitchen. Or via shared pathway to the front and entrance via the Porch into the Hallway.

GROUND FLOOR:

HALLWAY

With carpeted stairs rising to the first floor, window to the front elevation, electric heater, wood effect flooring, and doors leading to the Kitchen, Lounge/Diner, and Bathroom.

KITCHEN 3.6m x 3.15m (max)

Fitted with a range of base & wall mounted units, complementary worktops, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, cooker hood, window to the rear elevation, and wood effect flooring. Space for a range of white goods.

LOUNGE/DINER 5.55m x 2.85m

With dual aspect windows to the front and rear elevations, electric heater, and wood effect flooring.



BATHROOM 1.85m x 1.6m

With modern white suite comprising bath with electric shower over, WC & wash basin, chrome heated towel rail, wall-mounted cabinet, electric heater, Respatex style wall panelling, laminate flooring, and window to the front.

FIRST FLOOR: UPPER LANDING

With doors leading to both Bedrooms, large walk-in cupboard (housing the hot water cylinder), eaves storage, fitted carpet, and access to the Loft.

BEDROOM ONE 4.85m x 2.55m (max)

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

BEDROOM TWO 3.65m x 3m (max)

With window to the front elevation, and fitted carpet.

LOFT

Floored, with power & Ramsay style ladder. Offers development potential (subject to the relevant consents).

GARDEN

The easily maintained & enclosed front garden is mainly laid to grass. The rear garden is also enclosed and houses a timber garden shed.



3 Hillside, 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: F27

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. Take a left into Hillside, and no.3 is straight ahead.

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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View from Property

