



Shellach View, 15 Creran Gardens

Oban | Argyll | PA34 4JU

Guide Price £299,950

Fiuran
PROPERTY

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Shellach View at 15 Creran Gardens is a beautifully presented 4 Bedroom semi-detached Bungalow, in a quiet residential cul-de-sac on the outskirts of Oban town centre, with enclosed garden & private parking.

Key Features

- Modern 4 Bedroom semi-detached Bungalow
- Immaculately presented throughout
- Quiet residential area on good bus route
- Porch, Hallway, Lounge/Diner, Kitchen extension,
- 3 double Bedrooms, 4th Bedroom/Office, Shower Room
- Double glazing & oil central throughout
- New windows & doors to rear of property
- Excellent storage including large Loft
- Freshly decorated in neutral colours
- White goods & some lighting included
- All curtain poles & some window coverings included
- Timber shed with electricity supply & outside socket
- Large timber deck & hot tub in rear garden
- Driveway providing off road parking for several vehicles
- Potential for further extension/development
- Convenient to hospital & Oban Primary Campus



Shellach View at 15 Creran Gardens is a beautifully presented 4 Bedroom semi-detached Bungalow, in a quiet residential cul-de-sac on the outskirts of Oban town centre, with enclosed garden & private parking.

The accommodation comprises entrance Porch, Hallway with access to the Loft, open plan Lounge/Diner with glazed doors to the rear garden, Kitchen extension with a range of integrated appliances, 3 double Bedrooms, 4th Bedroom/Office, and a contemporary Shower Room.

In walk-in condition, this lovely property benefits from oil central heating and double glazing throughout. There is an enclosed & easily maintained garden to the rear, with decking and hot tub. There is also a timber garden shed with electricity supply, which houses the washing machine & tumble dryer.

Positioned in an elevated plot which boasts all day sun, Shellach View is well placed for easy access to the town's amenities, with a regular bus service to the neighbourhood.

APPROACH

Via mono-blocked driveway & private parking to the side of the property, and entrance at the front into the Porch or at the rear into the Kitchen.

PORCH

With fitted coir matting, and oak/glazed door leading to the Hallway.

HALLWAY

With radiator, built-in shelved cupboard, wooden flooring, access to the Loft, and doors leading to the Lounge, all Bedrooms and the Shower Room.

LOUNGE/DINER 7.2m x 3.2m

Open plan to the Kitchen, with windows to the front elevation, 2 radiators, wooden flooring, and glazed French doors leading to the rear garden.

KITCHEN 3.3m x 3.1m

Fitted with a range of modern base & wall mounted units, under-cabinet touch lighting, complementary worktops, breakfast bar, sink & drainer, built-in electric oven, grill & microwave, ceramic hob, extractor hood, integrated dishwasher, fridge & freezer, ceiling downlights, ceiling Skylight, tiled floor with underfloor heating, window to the rear elevation, and glazed external door leading to the rear garden.

BEDROOM ONE 4.1m x 3.35m

With window to the front elevation, radiator, and wooden flooring.

BEDROOM TWO 4.2m x 3.2m (max)

With window to the rear elevation, radiator, built-in mirrored wardrobes, and wooden flooring.



BEDROOM THREE 3.8m x 3.2m (max)

With radiator, built-in shelved cupboard, wood effect flooring, and glazed French doors leading to the rear garden.

BEDROOM FOUR/OFFICE 2.65m x 2.25m

With window to the front elevation, radiator, and wooden flooring.

SHOWER ROOM 1.95m x 1.75m

With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

LOFT

Large storage space, with Ramsay style ladder.

GARDEN

The well kept and easily maintained garden is mainly laid to lawn, with drying green and an array of shrubs/trees. Fully enclosed to the rear, the secluded back garden with decking & patio houses a hot tub and timber garden shed with electricity supply, washing machine, tumble dryer and external socket. There is further lawn to the front of the property, and a mono-blocked driveway providing private parking for several vehicles to the side.



15 Creran 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 & drainage. Oil tank.

Council Tax: Band D

EPC Rating: D61

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. Take a left after Soroba House Hotel onto McCaig Road. Take a right onto Lonan Drive, a right onto Nant Drive, and a further left into Creran Gardens. No.15 is near the end of the cul-de-sac on the left.

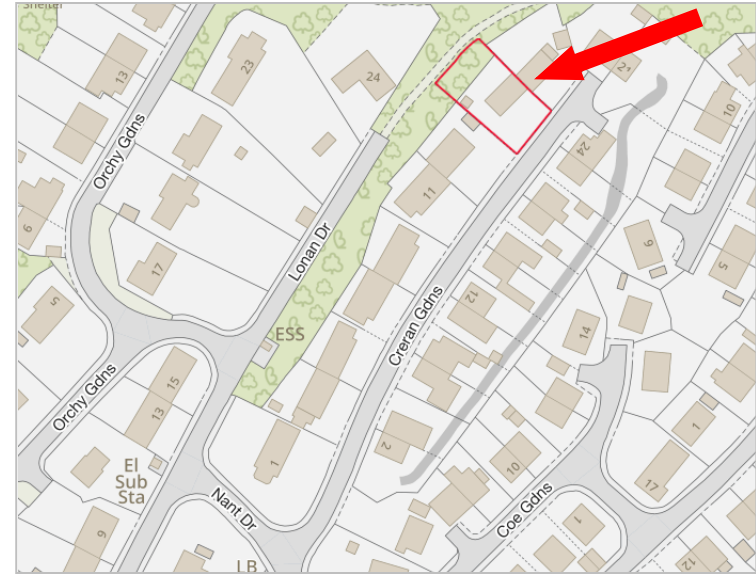
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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