



## 55 Lorn Road

Dunbeg | Argyll | PA37 1QQ

Offers Over £210,000

**Fiuran**  
PROPERTY

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Dunbeg | Argyll | PA37 1QQ

55 Lorn Road is a charming 3 Bedroom semi-detached House in the popular village of Dunbeg, with Conservatory, sizeable garden grounds and private parking.

Special attention is drawn to the following:

## Key Features

- 3 Bedroom semi-detached House in rural community
- Popular village, 3 miles from Oban
- Beautiful outlook with far reaching views
- Porch, Hallway, delightful Kitchen with granite worktops
- Lounge/Diner, Conservatory, Shower Room, 3 Bedrooms
- Great storage including substantial Loft
- Double glazing throughout
- Newly installed Dynamic Intelirad Aluminium Radiators
- Wood burning stove in Lounge
- Range of white goods included in sale
- Fenced & enclosed garden with shed to rear
- Private off-street parking to front
- Local amenities including shop, school & playparks nearby



55 Lorn Road is a charming 3 Bedroom semi-detached House in the popular village of Dunbeg, with Conservatory, sizeable garden grounds and private parking.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, fitted Kitchen with a range of white goods and door leading to the rear garden, spacious Lounge/Diner with wood burning stove, sunny Conservatory, and downstairs Bedroom. The first floor offers 2 further double Bedrooms and a newly renovated Shower Room. A substantial, partially floored Loft is also accessed from the Landing.

The property is fully double glazed and benefits from new front & back doors. The newly installed electric radiators benefit from heat saving technology. The substantial garden surrounds the property and is fully enclosed with newly erected timber fencing to the rear. There is a large patio area to the front, further garden ground, and off-street private parking.

### **APPROACH**

Via entrance at the front into the Porch or at the rear into the Kitchen.

### **GROUND FLOOR: PORCH & HALL**

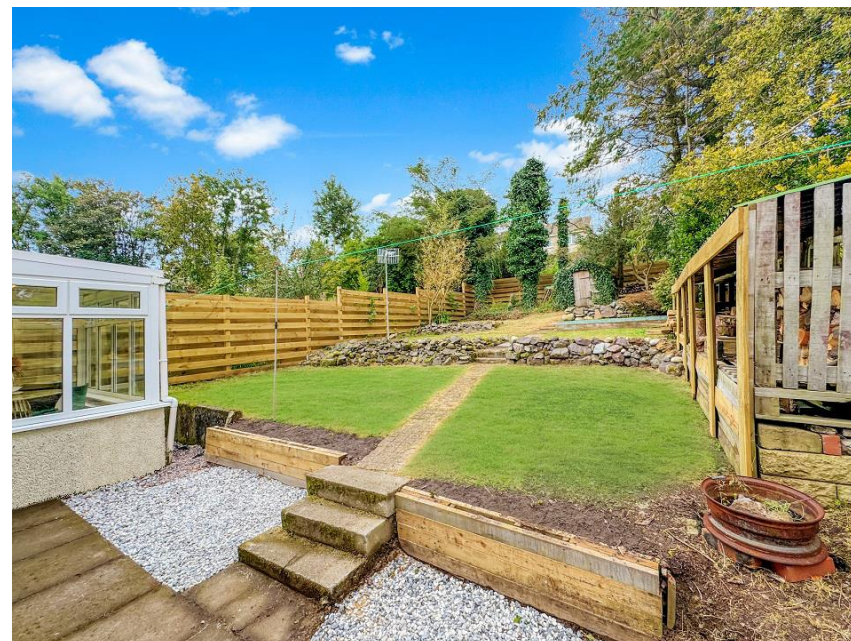
With timber storm doors to Porch, internal composite door to the Hallway, stairs rising to the first floor, wood effect flooring, and doors leading to the Lounge/Diner and Bedroom One.

### **KITCHEN** 4.4m x 2m

Fitted with a range of floor units, granite work surfaces, stainless steel sink & drainer, tiled splash-backs, electric range cooker, stainless steel cooker hood, dishwasher, washing machine, bespoke wooden shelving, under-stair storage area, ceiling spotlights, vinyl flooring, window to the rear elevation, door to the Lounge/Diner, and composite/glazed door leading to the rear garden.

### **LOUNGE/DINER** 5.9m x 3.5m

With window to the front elevation, wood burning stove, bespoke wooden shelving, wood effect flooring, and double-glazed door leading to the Conservatory.



**CONSERVATORY** 2.8m x 2.3m

With windows to the rear and side elevations, Intelirad aluminium radiator, vinyl flooring, and glazed door leading to the garden.

**BEDROOM ONE** 3.7m x 3.45m (max)

With window to the front elevation, Intelirad aluminium radiator, and wood effect flooring.

**FIRST FLOOR: UPPER LANDING**

With Velux style window to the rear elevation, access to the Loft, and doors leading to Bedroom Two, Bedroom Three and the Shower Room.

**BEDROOM TWO** 3.45m x 2.3m

With window to the side elevation, built-in storage, Intelirad aluminium radiator, and fitted carpet.

**BEDROOM THREE** 4.6m x 3.5m (max)

With window to the front elevation, built-in storage, Intelirad aluminium radiator, and fitted carpet.

**SHOWER ROOM** 2.4m x 1.55m

Newly fitted with white suite comprising WC and vanity wash basin, walk-in shower enclosure with electric rain shower, chrome heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

**GARDEN**

Sizeable rear garden, mainly laid to grass, with drying green, patio, log store and timber garden shed. It is fully enclosed with newly erected timber fencing. The front garden also has a patio area and gravelled private parking for several vehicles.



## 55 Lorn 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 C

**EPC Rating:** F35

**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. No.55 is on the right, just before the turning circle, and can be identified by the For Sale sign.

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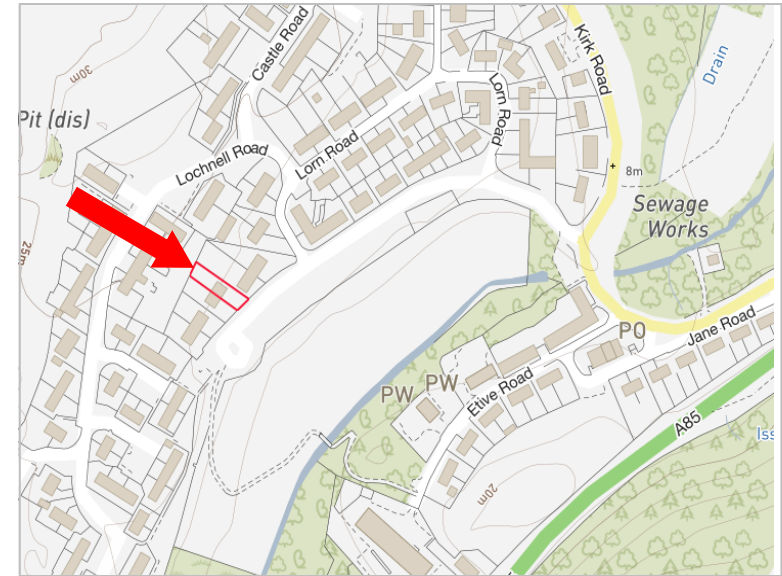
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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