



## 6 Jane Road

Dunbeg | Argyll | PA37 1QE

Guide Price £165,000

**Fiuran**  
PROPERTY

# 6 Jane Road

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6 Jane Road is an attractive 2 Bedroom semi-detached house with large garden, situated in the popular village of Dunbeg, near Oban, conveniently located close to local amenities.

Special attention is drawn to the following:

## Key Features

- 2 Bedroom semi-detached House
- Popular village location close to Oban
- Porch, Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Double glazing throughout
- Stove in Lounge providing heating & hot water
- Ample storage including large Loft
- Large, enclosed garden
- 2 garden Sheds
- Free on-street parking to front
- Located close to Dunbeg school, shop & bus stop



6 Jane Road is an attractive 2 Bedroom semi-detached house with large garden, situated in the popular village of Dunbeg, near Oban, conveniently located close to local amenities.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, fitted Kitchen overlooking the rear garden, spacious Lounge/Diner with multi-fuel stove, and family Bathroom.

The first floor offers 2 double Bedrooms. There is also a large Loft space, accessed from the upper landing.

In addition to its popular location, 6 Jane Road also benefits from an effective central heating system and double glazing throughout. There is ample storage, and the large, enclosed garden offers excellent outdoor space. There is shared on-street parking to the front of the property.

### **APPROACH**

Via gate at the front of the property, and entrance at the side into Porch or at the rear into Kitchen.

### **GROUND FLOOR: PORCH & HALLWAY**

With stairs rising to the first floor, window to the front elevation, shelved storage cupboard, radiator, fitted carpet, and doors leading to the Lounge/Diner and Bathroom.

### **LOUNGE/DINER 5.45m x 3m**

With dual aspect windows to the front & rear elevations, multi-fuel stove (back boiler behind), radiator, fitted carpet, and door leading to the Kitchen.

### **KITCHEN 3.6m x 2.05m**

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric oven/grill, gas hob, radiator, under-stair storage area, tiled flooring, window to the rear elevation, and external door to the rear garden.



**BATHROOM** 2.05m x 1.7m

Fitted with a white suite comprising P-shaped bath with mixer shower over, WC & wash basin, radiator, partially tiled walls, wooden flooring, and window to the side elevation.

**FIRST FLOOR: UPPER LANDING**

With Velux style window to the rear elevation, fitted carpet, access to the Loft, and doors leading to Bedrooms One & Two.

**BEDROOM ONE** 4.45m x 3.05m

With window to the front elevation, radiator, access to the eaves, and fitted carpet.

**BEDROOM TWO** 3.95m x 2.55m

With window to the side elevation, wardrobe recess, radiator, and fitted carpet.

**GARDEN**

The large, enclosed garden is mainly laid to lawn with paved pathways & patio, drying green, timber garden shed, and small metal shed. There is free on-street parking to the front of the property.



## 6 Jane 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:** F38

**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. Take a left again onto Jane Road, and no. 6 is on the left.

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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

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**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

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

