



Oakdene

Deanery Brae | Oban | PA34 5JG

Guide Price £260,000

Fiuran
PROPERTY

Oakdene

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Oakdene is a beautifully presented 2 Bedroom detached Bungalow with private parking, conveniently located close to Oban town centre. The enclosed garden houses an outside Pod/Office with Shower Room.

Special attention is drawn to the following: -

Key Features

- Immaculate 2 Bedroom detached Bungalow
- Convenient town centre location
- Hallway, Kitchen/Diner, Lounge
- 2 Bedrooms, Bathroom
- Large, partially floored Loft
- Outside Pod/Office with Shower Room
- Gas central heating
- Double glazing throughout
- White goods, window coverings & flooring included
- Items of furniture available separately, if required
- Enclosed garden with shed & decking to rear
- Private parking for several vehicles
- Close to amenities and on excellent bus route



Oakdene is a beautifully presented 2 Bedroom detached Bungalow with private parking, conveniently located close to Oban town centre. The enclosed garden houses an outside Pod/Office with Shower Room.

The accommodation comprises modern fitted Kitchen/Diner with a range of white goods, bright & spacious Lounge with attractive fireplace & gas fire, 2 double Bedrooms (including Master with built-in wardrobes), and a sizeable family Bathroom. There's also a partially floored Loft space.

With gas central heating, the property also benefits from double glazing throughout and good storage.

The easily maintained garden with decking to the rear of the property offers an attractive outdoor space and houses a timber garden shed. There is private parking for several vehicles to the front & side.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking to the front/side, and entrance at the side into the Kitchen/Diner.

KITCHEN/DINER 6.65m x 2.9m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, Range cooker with gas hob & electric ovens, stainless steel cooker hood, dishwasher, American style fridge/freezer, wall-mounted boiler, built-in cloak cupboard, wood effect flooring, window to the rear elevation, French doors leading to the Lounge, and external French doors leading to the rear garden.

LOUNGE 5.35m x 5.3m

With window to the front elevation, radiator, attractive fireplace with gas fire, fitted carpet, and door leading to the Hallway.

HALLWAY

With built-in shelved cupboard, fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Bathroom.



BEDROOM ONE 4.4m x 4.25m (max)

With window to the front elevation, radiator, 2 built-in wardrobes, and fitted carpet.

BEDROOM TWO 4m x 2.9m

With window to the rear elevation, radiator, and fitted carpet.

BATHROOM 2.95m x 2.35m

With modern white suite comprising bath, WC & vanity wash basin unit, shower enclosure with electric shower, heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

LOFT

Partially floored storage space with lighting and Ramsay style ladder.

OUTSIDE POD/OFFICE 4.25m x 2.25m

With glazed sliding doors, windows to the front & side elevations, and wood effect flooring. Shower Room with WC, wash basin, and shower enclosure with electric shower.

GARDEN

The enclosed rear garden is partially laid to lawn and partially laid to decking, and houses a timber garden shed. There is private parking for several vehicles to the front & side of the property.



Oakdene, 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, gas, and drainage.

Council Tax: Band E

EPC Rating: C69

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 the A85 from Glasgow, turn left onto Deanery Brae. Oakdene is on the left and can be identified by the For Sale sign.

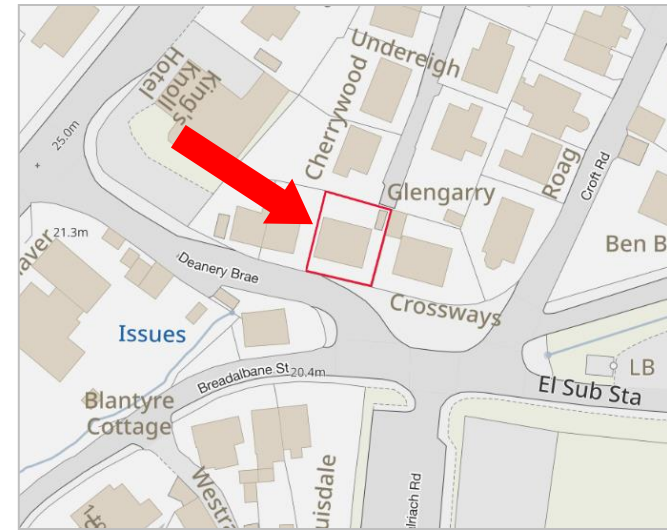
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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