



70 Lorn Road

Dunbeg | Argyll | PA37 1QQ

Offers Over £210,000

Fiuran
PROPERTY

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70 Lorn Road is a lovely 3 Bedroom end-terrace House in the popular village of Dunbeg, with large Workshop, easily maintained garden and private parking.

Special attention is drawn to the following:

Key Features

- 3 Bedroom end-terrace House
- Rural community, 3 miles from Oban
- South-facing aspect
- Porch, Hallway, Kitchen, new Bathroom
- Lounge/Diner, 3 Bedrooms, Loft
- Double glazing throughout
- Oil central heating & gas fire in Lounge
- Range of white goods & furniture included in sale
- Floor coverings and vertical louver blinds included
- Easily maintained garden to front & rear
- Large Workshop with garden tools & hand tools included
- Private off-road parking for 2 vehicles
- Local amenities including shop, school & playparks nearby
- Excellent bus service



70 Lorn Road is a lovely 3 Bedroom end-terrace House in the popular village of Dunbeg, with large Workshop, easily maintained garden 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 fireplace & gas fire, newly fitted modern Bathroom, and downstairs Bedroom.

The first floor offers 2 large double Bedrooms. There is also a large Loft space.

The property is fully double glazed and benefits from oil central heating. Several items of furniture and garden tools are to be included in the sale.

APPROACH

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

GROUND FLOOR: PORCH & HALL

With entrance door to the Porch, glazed internal door to the Hallway, stairs rising to the first floor, under-stair storage/cloak area, radiator, fitted carpet, window to the front elevation, and doors leading to the Kitchen, Lounge/Diner, Bathroom and Bedroom One.

KITCHEN 3.7m x 2.1m

Fitted with a range of base & wall mounted units, work tops, breakfast bar, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, 2 Beko fridges, Beko freezer, Beko washing machine, radiator, vinyl flooring, and external door to the rear garden.

LOUNGE/DINER 6m x 3.5m (max)

With dual aspect windows to the front & rear elevations, fireplace with gas fire, radiator, fitted carpet, leather sofa, 2 tub chairs, LG smart TV, black glass TV table, oak coffee table, Freeview decoder/recorder, cordless telephone, mahogany bureau, walnut veneered unit, and mantelpiece clock.



BEDROOM ONE 2.6m x 2.4m

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

BATHROOM 3m x 1.5m (max)

Newly fitted with modern white suite comprising bath with electric shower over, WC and wall-mounted vanity wash basin, radiator, ceiling downlights, tiled walls, vinyl flooring, and window to the side elevation.

FIRST FLOOR: UPPER LANDING

With Velux style window to the rear elevation, fitted carpet, and doors leading to Bedroom Two and Bedroom Three.

BEDROOM TWO 3.9m x 3.5m

With window to the front elevation, radiator, fitted carpet, and king-sized solid oak bed frame.

BEDROOM THREE 3.9m x 3.4m

With window to the side elevation, radiator, fitted carpet, and 2 pine wardrobes.

WORKSHOP 6m x 4m

With doors to the front, power, lighting, concrete floor, and outside tap. Qualcast electric lawn mower, Ryobi electric grass trimmer, Qualcast electric hedge trimmer, extension cable, garden hose, Karcher pressure washer, several hand tools, small trowel, fork, and cutters included.

GARDEN

The mostly enclosed rear garden/drying green is mainly laid to lawn and houses the oil tank. The front garden is also laid to lawn, with some shrubs/hedging. There is a driveway to the side, providing off-road parking. Barrel BBQ included.



70 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. Oil tank.

Council Tax: Band C

EPC Rating: F29

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.70 is on the right, opposite the playpark, 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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