



Raniven

Duncraggan Road | Oban | PA34 5DT

Guide Price £330,000

Fiuran
PROPERTY

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Raniven is a beautifully presented 3/4 Bedroom semi-detached House enjoying elevated views over Oban Bay and the iconic McCaig's Tower. This attractive home offers spacious living, a generous garden, and private parking. Ideally located just a short walk from Oban town centre, it combines modern comfort with convenience in a highly sought-after setting.

Special attention is drawn to the following:-

Key Features

- Immaculate 3/4 Bedroom semi-detached House
- Spectacular views of Oban Bay & McCaig's Tower
- Porch, Kitchen, Dining/Living Room, Utility Room
- 3/4 Bedrooms, 4th Bedroom/Lounge, Shower Room
- Excellent storage, including Loft space & eaves
- Oil central heating
- Double glazing throughout
- Recently fitted Kitchen & Shower Room
- New front door & PVC fascias/gutters
- Sizeable garden, mainly laid to grass
- Potential to extend (subject to relevant consents)
- Private off-road parking
- Quiet location only 5-minute walk from town centre



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The ground floor accommodation comprises entrance Porch to the side, recently fitted modern Kitchen, large Dining/Living Room with stairs rising to the first floor, 2 double Bedrooms, a recently fitted contemporary Bathroom, and a Utility Room with WC. The first floor offers a third double Bedroom (with built-in wardrobes), and a spacious Lounge/4th Bedroom with spectacular sea views.

In immaculate condition, Raniven benefits from oil central heating and double glazing throughout. The sizeable garden is mostly enclosed and includes a raised seating area overlooking McCaig's Tower, accessed from the Dining/Living Room - a lovely spot to enjoy on a sunny day. Situated in a quiet area, it is also only a 5-minute walk into the town centre.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via shared road leading to a private driveway and parking area to the front of the property. Entrance door at the side into the Porch or via French doors into the Dining/Living Area.

PORCH 1.2m x 1.05m

With wood effect flooring, coat hooks, and glazed internal door leading to the Entrance Hall.

ENTRANCE HALL

With radiator, wood effect flooring, and doors leading to the Kitchen and Dining/Living Room.

KITCHEN 3.8m x 3.7m

Fitted with a range of modern gloss base & wall mounted units, under-cabinet lighting, wood effect worktops, stainless steel sink & drainer, tiled splash-backs, stainless steel cooker hood, ceiling downlights, radiator, space for a range of white goods, vinyl flooring, and window to the front elevation with sea views.



DINING/LIVING ROOM 7.25m x 3.35m

With carpeted stairs rising to the first floor, 2 radiators, wood effect flooring, door leading to the Inner Hall, and glazed French doors with sea views to the front elevation.

INNER HALL

With under-stair cupboard, radiator, wood effect flooring, and doors leading to Bedroom One, Bedroom Two, the Shower Room and the Utility Room.

BEDROOM ONE 3.7m x 3m

With window to the side elevation, radiator, built-in wardrobe, and fitted carpet.

BEDROOM TWO 3.7m x 3.6m (max)

With window to the side elevation, radiator, built-in wardrobe, and fitted carpet.

SHOWER ROOM 2.25m x 2m

With modern white suite comprising WC & vanity wash basin, walk-in shower enclosure with mixer rain shower, heated towel rail, feature mirror, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.



UTILITY ROOM 3.4m x 1.2m

With window to the rear elevation, under-stair cupboard, WC, plumbing for washing machine, and vinyl flooring.

FIRST FLOOR: UPPER LANDING

With 2 eaves storage cupboards (one housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to Bedroom Three & Lounge/Bedroom Four.

BEDROOM THREE 3.4m x 3.35m

With window to the rear elevation, radiator, built-in mirrored wardrobes, eaves storage, and fitted carpet.

LOUNGE/BEDROOM FOUR 6.15m x 4.25m

With large window with sea views to the front elevation, 2 radiators, eaves storage, ceiling downlights, and wood effect flooring.

GARDEN

Externally, the property boasts a mostly enclosed garden, predominantly laid to lawn with a selection of mature shrubs and trees. To the rear, there is a drying green, while the front features a mono-blocked seating area and an attractive stone boundary wall. A private driveway to the side of the property provides convenient off-street parking.



Raniven, 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, and drainage. Oil tank.

Council Tax: Band E

EPC Rating: D57

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, primary schools and a high school, churches, a general hospital, 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, and carry straight on to Dalriach Road. At the crossroads, take a sharp left then veer to the right onto Ardconnel Road. Turn left onto Duncraggan Road, then a sharp right. Raniven is straight ahead 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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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