



## Bracken, 6 Orchy Gardens

Oban | Argyll | PA34 4JR

Guide Price £270,000

**Fiuran**  
PROPERTY

# Bracken, 6 Orchy Gardens

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Bracken at 6 Orchy Gardens is a spacious 3 Bedroom semi-detached Bungalow, situated in a quiet residential cul-de-sac on the edge of Oban town centre. This desirable property features a detached garage and low-maintenance gardens, offering comfortable living in a peaceful yet convenient location.

Special attention is drawn to the following:-

## Key Features

- Modern 3 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Porch, Hallway, Kitchen, Dining Area, Lounge,
- 3 double Bedrooms (one with En Suite), Shower Room
- Double glazing & electric heating throughout
- Wood burning stove in Lounge
- Large, partially floored Loft with lighting
- Blinds & flooring included
- Detached garage & parking space to rear
- Private timber deck and patio to front
- Convenient to hospital & Oban Primary Campus
- No chain



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The accommodation comprises entrance Porch, Hallway with access to the Loft, open plan Lounge/Dining Area with wood burning stove, modern fitted Kitchen, 3 double Bedrooms, an En Suite Shower Room, and further Shower Room.

Offering well laid out accommodation in a sought-after area, this lovely property benefits from effective electric heating and double glazing throughout. There is an easily maintained garden surrounding the property, with timber deck and patio area to the front. In addition to the garage, there is also an off-road parking space to the rear and further free on-street parking.

Positioned in an elevated plot which boasts all day sun, Bracken is well placed for easy access to the town's amenities, with a regular bus service to the neighbourhood.

## APPROACH

Via private parking space to the rear of the property, and entrance at the rear into the Porch or Kitchen.

## PORCH

With wood effect flooring and glazed internal door leading to the Hallway.

## HALLWAY

With electric storage heater, built-in shelved cupboard, wood effect flooring, access to the Loft, and doors leading to the Kitchen, Dining Area, all 3 Bedrooms and the Shower Room.



## KITCHEN 4.2m x 3.3m

Fitted with a range of modern gloss base & wall mounted units, under-cabinet lighting, complementary worktops, sink & drainer, Respatex style splash-backs, Range cooker with gas hob, stainless steel cooker hood, Dimplex electric storage heater, LVT flooring, windows to the rear & side elevations, and external door to the rear.



## DINING AREA 4.45m x 3.5m

Open plan to the Lounge, with Dimplex electric storage heater, ceiling downlights, and wood effect flooring. Dining table & chairs available to be included, if required.

### LOUNGE 4.45m x 4.2m

With windows to both side elevations, wood burning stove, ceiling downlights, wood effect flooring, and glazed French doors to the front elevation. Window pelmets available to be included, if required.

### BEDROOM ONE 3.8m x 3.5m (max)

With windows to the front elevation, wall-mounted electric heater, laminate flooring, and door leading to the En Suite.

### EN SUITE SHOWER ROOM 2m x 1.45m (max)

With WC, wash basin vanity unit, shower enclosure with electric shower, chrome heated towel rail, tiled walls, and tiled flooring.

### BEDROOM TWO 4.35m x 3.1m

With windows to the rear elevation, and laminate flooring.

### BEDROOM THREE 3.5m x 2.7m

With window to the front elevation, and laminate flooring.

### SHOWER ROOM 3.1m x 2m (max)

With WC, bidet, wash basin vanity unit, shower enclosure with electric shower, chrome heated towel rail, built-in cupboard (housing the hot water cylinder), tiled walls, vinyl flooring, and window to the rear elevation. Brand new P-shaped bath available to be included, if required.

### GARDEN

The property is surrounded by a low-maintenance garden featuring a timber deck, paved patio, and areas of artificial lawn to the front. To the rear, there is a detached garage, a private parking space, and an additional decked area.



## 6 Orchy Gardens, 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 & drainage.

**Council Tax:** Band E

**EPC Rating:** D68

**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 Argyll Square head along Soroba Road on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Take a right onto Lonan Drive, then a left into Orchy Gardens. No.6 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.

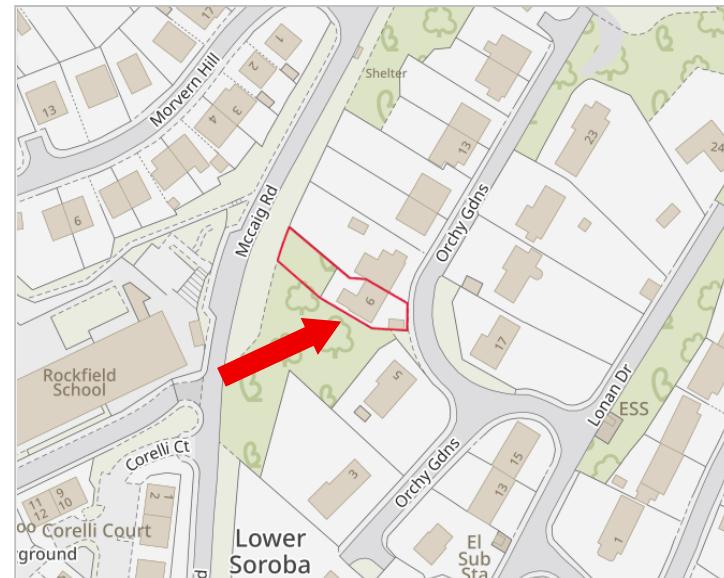
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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](http://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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