



11 Jane Road

Dunbeg | Argyll | PA37 1QE

Guide Price £165,000

Fiuran
PROPERTY

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11 Jane Road is an appealing 2 Bedroom semi-detached Home set within a generous garden, located in the highly sought-after village of Dunbeg near Oban. The property enjoys a convenient position close to a range of local amenities, making it ideal for both comfortable living and easy day-to-day convenience.

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
- New electric storage heating (Dimplex Quantum)
- Ample storage including partially floored Loft
- Double brick construction
- Newly fitted cavity wall insulation
- Recently fitted solar panels
- Large, enclosed garden
- Timber garden shed
- Free on-street parking to front
- Located close to Dunbeg school, shop & bus stop



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The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, fitted Kitchen overlooking the rear garden, spacious Lounge/Diner, and family Bathroom. The first floor offers 2 double Bedrooms. There is also a large partially floored Loft, accessed from the upper landing.

In addition to its desirable location, 11 Jane Road benefits from replacement electric storage heating, double glazing, cavity wall insulation, and solar panels. The property offers generous storage throughout, while the large, enclosed garden provides excellent outdoor space. Shared on-street parking is available 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, electric storage heater, 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, sealed fireplace, electric storage heater, fitted carpet, and door leading to the Kitchen.

KITCHEN 3.6m x 2.05m

Fitted with a range of base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, space for a range of white goods, under-stair cupboard, further built-in shelved cupboard, vinyl flooring, window to the rear elevation, and external door leading to the rear garden.



BATHROOM 2.05m x 1.7m

Fitted with a white suite comprising bath with electric shower over, WC & wash basin, partially tiled walls, vinyl 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 3.95m x 2.55m

With window to the side elevation, large built-in cupboard, electric storage heater, and fitted carpet.

BEDROOM TWO 4.45m x 3.05m

With window to the front elevation, electric storage heater, access to the eaves (housing the hot water cylinder), and fitted carpet.

GARDEN

The large, enclosed garden is mainly laid to lawn with a variety of shrubs/trees, paved pathways, drying green, compost heap, and timber garden shed. There is free on-street parking to the front of the property.



11 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 B

EPC Rating: C76

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. 11 is the second last house on the left.

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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