



5 Creran Gardens

Oban | Argyll | PA34 4JU

Guide Price £249,950

Fiuran
PROPERTY

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5 Creran Gardens is a generously proportioned 3 Bedroom semi-detached Bungalow, quietly positioned within a residential cul-de-sac on the outskirts of Oban town centre. In need of upgrading, the property benefits from an integral garage/workshop and easily maintained gardens, providing comfortable and practical living in a peaceful setting while remaining conveniently close to local amenities.

Special attention is drawn to the following:-

Key Features

- Spacious 3 Bedroom semi-detached Bungalow
- Elevated position with Morven in view beyond Loch Linnhe
- Quiet residential area on good bus route
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 double Bedrooms, Bathroom, WC
- Large, partially floored Loft
- Double glazing
- Electric heating
- Integral garage & workshop
- Small gardens to front & rear
- Private parking
- Convenient to hospital & Oban Primary Campus
- No chain, sold as seen
- Improvement potential



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The accommodation comprises entrance Porch, Hallway with access to the Loft, open plan Lounge/Diner, fitted Kitchen with access to the rear garden, 3 double Bedrooms, family Bathroom, and WC. There is also an integral garage with workshop to the side, offering potential to develop into further accommodation (subject to the relevant consents).

The property benefits from low-maintenance gardens to both the front and rear, along with a private driveway providing convenient off-street parking. Set on an elevated plot that enjoys sunlight throughout the day, 5 Creran Gardens is ideally situated for easy access to the town's amenities, with a regular bus service serving the area.

APPROACH

Via private parking to the front of the property, and entrance at the front into the Porch.

PORCH

With fitted carpet, obscured glass window to the Hallway, and door leading to the Hallway.

HALLWAY

With 2 electric storage heaters, built-in cloak cupboard (housing electric meter/fuse box), 2 further built-in shelved cupboards (one housing the hot water cylinder), doors leading to all rooms, and access hatch to the Loft.

KITCHEN 4.15m x 3.6m (max)

Fitted with a range of base & wall mounted units, wood effect work surfaces, sink & drainer, space for a range of white goods, 2 built-in cupboard recesses, vinyl flooring, window to the rear elevation, door leading to the Lounge/Diner, and external door leading to the rear garden.

LOUNGE/DINER 8.4m x 4.75m (max)

With dual aspect floor-to-ceiling windows to the front & rear elevations, 2 electric storage heaters, and fitted carpet.



BEDROOM ONE 3.9m x 3.6m

With window to the rear elevation, wall-mounted electric heater, wardrobe recess, and fitted carpet.

BEDROOM TWO 3.6m x 2.95m

With window to the front elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

BEDROOM THREE 3.6m x 2.85m

With window to the front elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

BATHROOM 3.6m x 1.9m

With bath, WC, wash basin, tiled shower enclosure with electric shower, wall-mounted electric heater, fitted carpet, and window to the rear elevation.

WC 1.8m x 1.1m

With WC, wash basin, fitted carpet, and window to the front elevation.

LOFT

Partially floored storage space with Ramsay style ladder.

GARAGE WITH WORKSHOP 6.75m x 2.8m

With up-and-over garage door to the front elevation, pedestrian door to the rear, power, lighting, and window to the rear elevation.

GARDEN

The property is set within garden grounds mainly laid to lawn, with a private tarmac driveway providing convenient access and parking. The boundaries are partially enclosed by timber fencing.



5 Creran 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: E52

Gross Internal Floor Area: 117m²

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, then a right onto Lonan Drive. Take a further right into Nant Drive, and the first left into Creran Gardens. No.5 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).

Prospective purchasers are advised to view the property in person and should they wish to pursue, 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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