

# ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

## 30 LORN ROAD, DUNBEG, BY OBAN PA37 1QG



- **Semi detached bungalow in popular village location**
- **Hall, Lounge, Kitchen, 3 Bedrooms & Shower Room**
- **Generous garden ground to front, rear and side**
- **Spacious, versatile family home, with potential for extension**
- **Fully double glazed, Oil central heating & fireplace**
- **EPC Rating D57**

**OFFERS OVER £195,000**

[WWW.ANDERSONBANKS.CO.UK](http://WWW.ANDERSONBANKS.CO.UK)

Semi-detached bungalow located within a generously proportioned corner site in the popular village of Dunbeg, just three miles from the principal town of Oban. The property is situated in a convenient and sought after village location, near to village amenities and transport links.

The accommodation comprises a hall, lounge, kitchen/diner, three bedrooms, shower/wet room and further benefits from oil fired central heating and full double glazing throughout. The property offers a sizeable area of fenced garden to the front, side and rear (with development potential for extension and for the addition of off-street parking, subject to the relevant consents being obtained). The location of the property on the corner site adds to the overall appeal and versatility.

The village of Dunbeg has a primary school with pre-five nursery, children's playpark, Church and has a well-stocked grocery shop and a hairdresser salon. The village is also home to the Scottish Association for Marine Science, the Ocean Explorer Centre and beach café. There are many scenic walks within easy reach, including nearby Dunstaffnage Castle and grounds.

Whilst the property would benefit from a programme of some modernisation, it offers spacious and versatile accommodation on the one level.

#### Accommodation comprises:

**HALL** T-shape hallway with UPVC glazed door from the front garden. Three overhead lights, radiator, cupboard housing electrical meter board, large linen cupboard, smoke detector and hatch to insulated loft. Door to lounge.

**LOUNGE** 5m x 3.9m Bright and spacious lounge with large window to the front, feature fireplace with electric fire inset (chimney is currently capped, however could be easily reinstated). Attractive wooden fire surround with mantel and marble hearth. Neutral décor with feature wall, newly fitted carpet, overhead light and two radiators.

**KITCHEN** 4.1m x 2.8m Window to rear overlooking rear garden, UPVC/opaque glazed door to rear garden, vinyl flooring, radiator, fluorescent overhead light, heat alarm, variety of units, ample work top space, partial splashback tiling, stainless steel sink/drainage, freestanding Indesit cooker and plumbing for washing machine. There is ample space for a dining table and chairs.

**BEDROOM 1** 4.6m x 2.7m Spacious double bedroom, window to rear, radiator, overhead light and recently fitted neutral carpet.

**BEDROOM 2** 3.9m x 2.6m Double bedroom, window to front, overhead light, radiator and recently fitted neutral carpet.

**BEDROOM 3** 2.9m x 2.3m Window to front, overhead light, shelved storage cupboard, radiator and fitted carpet.

**BATHROOM** 1.8m x 1.7m Wet room (professionally installed in 2019) suitable for some mobility use with waterproofed

lined walls and ceiling panels. Mira Advance Flex electric shower with adjustable riser & seat with splash screens/gate. Overhead light, non-slip flooring, radiator, white W.C. with integrated bidet/sensor system, wash hand basin and extractor fan.

**GARDEN** Generously proportioned, fenced corner garden with lawned areas to the front, side and rear. Potential for installation of dropped kerb/private parking/drive (subject to the necessary consents being obtained). Mainly laid to grass with walled and fenced boundaries, handrails to the front door and paved patio area. Paved pathway and further area of garden to the side, accessing the rear garden. The rear garden is also mainly laid to grass with chipped and paved pathways, oil tank, coal bunker, clothesline, outside light and two handrails to back door. On-street parking.

**NOTE** The property underwent a programme of thermal wall coating, roughcast maintenance and roof renovation, which was completed in 2024 by EnergySave Services UK Ltd.

**COUNCIL TAX** The property is currently listed in band C.

**ENTRY** By mutual arrangement.

**VIEWING** By prior appointment through the selling agents

**EPC RATING** D57

**PRICE** Offers Over **£195,000** are expected.

**SERVICES** Mains electricity, water and drainage. Oil boiler (serviced regularly, last serviced - September 2025).



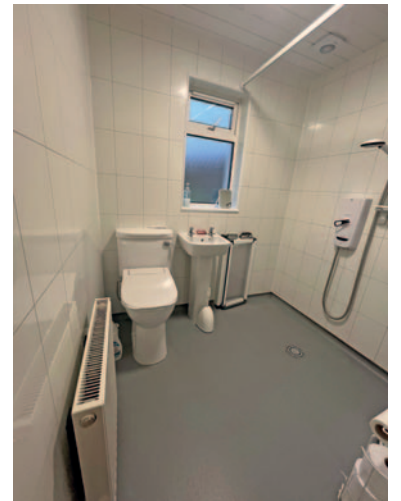
**WHAT TO DO NEXT** INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

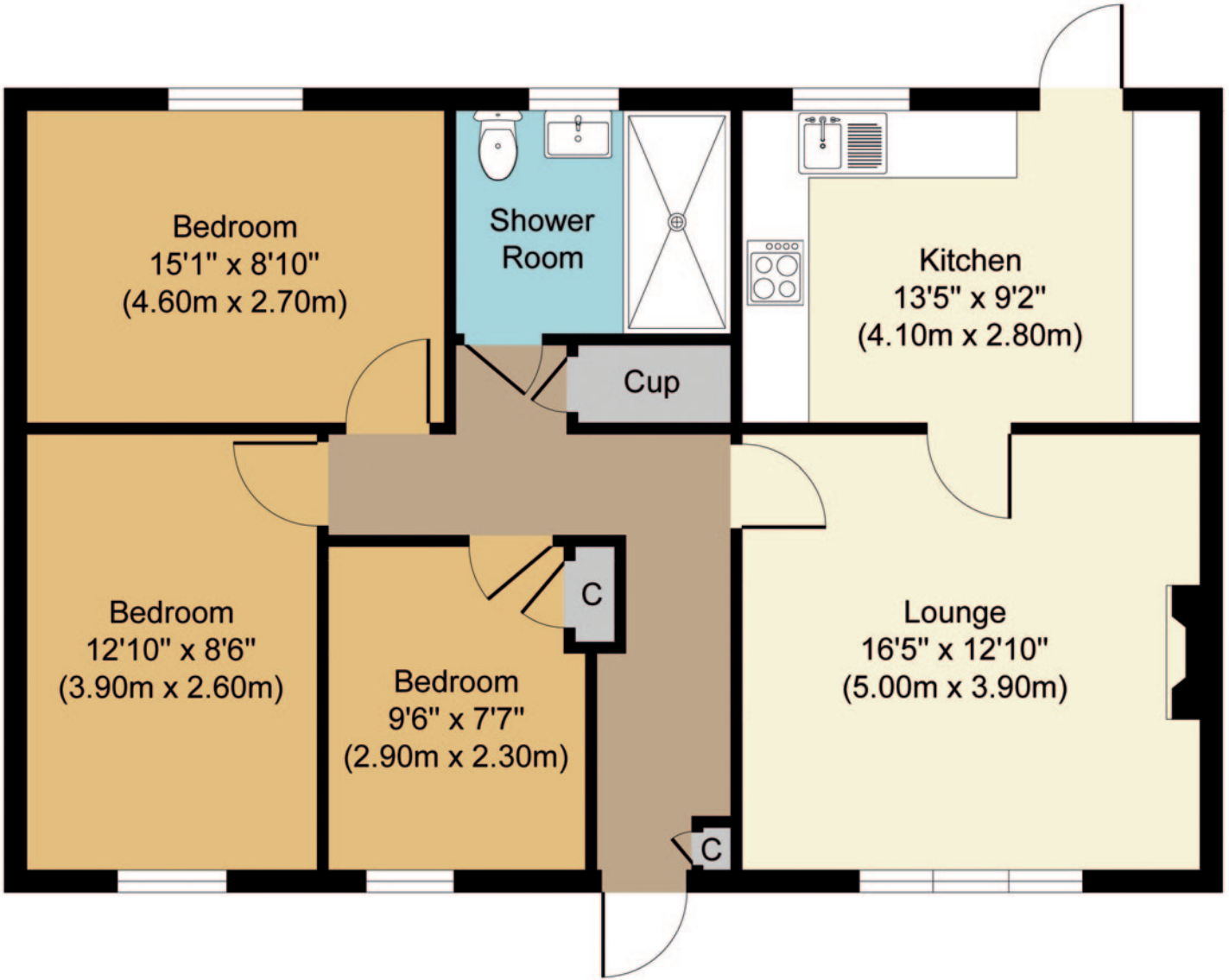
**Note:** The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

22 Argyll Square, Oban, PA34 4AT  
Tel: 01631 563158 Fax: 01631 565459  
Email: [info@andersonbanks.co.uk](mailto:info@andersonbanks.co.uk)

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY  
Tel: 01870 602061 Fax: 01870 602878  
Email: [uist@andersonbanks.co.uk](mailto:uist@andersonbanks.co.uk)

[WWW.ANDERSONBANKS.CO.UK](http://WWW.ANDERSONBANKS.CO.UK)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | [www.houseviz.com](http://www.houseviz.com)