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FEUNDAIN, BENVOLIN LANE, OBAN, PA34 5DX



- **Substantial semi-detached property in popular residential area**
- **Within walking distance of Oban town centre, near to Atlantis Leisure Centre**
- **Vestibule, Hall, Lounge, Kitchen/Dining Room, Cloakroom/W.C.**
- **3 Bedrooms & Family Bathroom on upper floor**
- **Many original features, Great potential for enhancement**
- **Views to Oban Bay and the Island of Kerrera from the upper floor**
- **EPC Rating F35**

GUIDE PRICE £300,000

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Feundain is a substantial and deceptively spacious, stone built semi-detached property set in a popular residential area, just a short walk from Oban town centre. Feundain benefits from an elevated vista overlooking the bowling green and offers partial views of Oban Bay and Kerrera from the upper floor.

The property offers a vestibule, an inviting hallway, a well-proportioned lounge, kitchen/dining room, utility room and cloakroom with W.C. on the ground floor. There is an attractive staircase with feature stain glass window on the half landing leading on to the first-floor accommodation. On the first floor, there are three bedrooms, spacious adaptable hallway/landing area and family bathroom.

The property is fully double-glazed throughout with many original features remaining. There are striking high ceilings, ceiling roses with decorative panelling and coving. There is gas central heating throughout with the addition of an electric fire in the lounge and a gas fire in the kitchen/diner. There are a variety of exposed wooden floors throughout, which also add to the character of the property.

The property is situated in Benvoulin Lane, to the rear of Oban Bowling Green and is within easy reach of Atlantis Leisure Centre. Oban's main thoroughfare and picturesque sea front are also within easy walking distance. The property has a compact area of shared garden to the side, together with a useful, newly installed garden shed. There is a small area of garden ground to the front offering raised flower beds with shrubs and plants and there are six steps up to the front door with handrail.

Feundain has obvious potential for further enhancement and modernisation throughout, allowing the purchaser to put their own stamp on this charming property. The property offers versatile and appealing accommodation across two floors. Feundain will make an extremely comfortable family home and will appeal to a variety of buyers.

Viewing is recommended.

Accommodation comprises:

UPVC partially glazed door to entrance vestibule. Glazed panel over door, floor tiles, panelling to half height, overhead light and inner door to hall.

HALL 5.3m x 2.2m (at longest and widest). Spacious and inviting hallway with fitted carpet, high ceilings, overhead light, fitted carpet and doors to lounge, kitchen and cloakroom with W.C. and storage area. Small understairs cupboard, further cupboard housing electrical meter board, coat hooks, radiator and smoke detector. Carpeted staircase with double balustrade to upper floor.

LOUNGE 4.8m x 4.5m Bright lounge with bay windows to the front, feature wood panelling around windows, ceiling rose and decorative covings. Three overhead lights, exposed floorboards, radiator, and recessed alcove with shelving. Focal fireplace with wooden mantel with marble surround and hearth, with electric fire inset. Ample power points, telephone point.

CLOAKROOM/W.C. 2.1m x 1.1m Door from hall, white W.C. and compact wash hand basin, shelving, overhead light, painted wooden panelling to half height, vinyl wood effect flooring, and cloak area. Spacious under stair storage area (accessible from this room).

KITCHEN/DINING ROOM 3.8m x 3.5m Window to side, variety of wooden cream painted units with ample work surface, stainless steel sink/drainage and splashback tiling. Wood effect laminate flooring, overhead lights, recessed shelving, fitted storage cupboard, radiator, further overhead cupboard, sufficient space for dining table & chairs. Large Rangemaster 110 cooker with multiple ovens, grill and hot plates. Wall mounted gas fire on tiled hearth and door to utility.

UTILITY ROOM 2.5m x 2.2m Lean-to utility room with windows to the side and UPVC glazed door to front accessing the shared side garden. Unit housing stainless steel sink/drainage unit, plumbing for washing machine, vinyl flooring, overhead light, small ceiling hatch, overhead storage cupboards, shelving, power points and coat hooks.

UPSTAIRS Twelve stairs to bright half landing, feature stained glass window to the rear and seven further stairs to the first floor accommodation.

UPPER LANDING 3.8m x 2.8m (at longest and widest). Fitted carpet, high ceilings with covings, smoke detector, open plan area with sufficient space for home office or additional seating or storage. Doors to all rooms.

BEDROOM 1 3m x 2.4m Double bedroom with window to the front with partial views to Oban Bay and the Island of Kerrera beyond, exposed floorboards, neutral décor, power points, radiator and overhead light.

BEDROOM 2 3.3m x 3.2m Double bedroom with two large windows to the front with partial views to Oban Bay and the Island of Kerrera, exposed floorboards, overhead light, power points, radiator and double fitted wardrobes with louvre doors and mirror.

BEDROOM 3 2.8m x 2.8m Window to the side, overhead light, exposed floorboards, radiator and power points.

BATHROOM 3.8m x 1.4m Sizeable bathroom with opaque window to the rear, white bath, W.C. and wash hand basin, Triton electric shower + mixer shower over bath with tiled surround and shower screen. Radiator, wood panelling to half height, overhead light, loft hatch, wooden bathroom fittings.

OUTSIDE Compact area of private garden to the front with boundary wall, raised beds with shrubs and plants and several steps with handrail to main entrance door. Pedestrian gate to the front which accesses the side garden and door to the utility room. The Title of the property encompasses a one fifth share of the garden ground to the side of the property. This ground has been historically utilised and maintained by the sellers in their ownership, however the Title dictates that neighbouring properties also have a common interest in the area described in the Title as the 'drying green'. The garden has boundary walls and fences, paved pathways, various plants and shrubs and a raised patio area. A compact good quality garden shed will also be included in the sale. Free and non-designated parking is available to the rear of the property or in the vicinity of the property in the surrounding residential areas.

COUNCIL TAX The property is currently listed in band E.

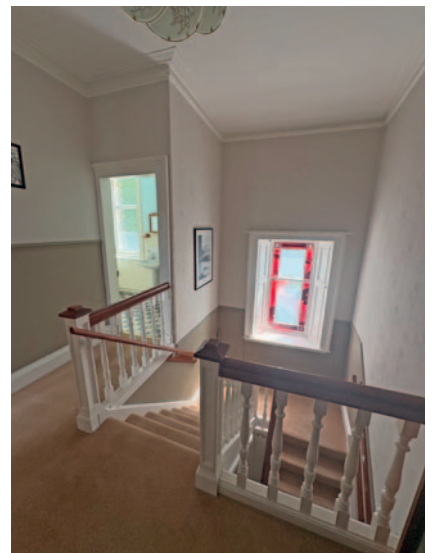
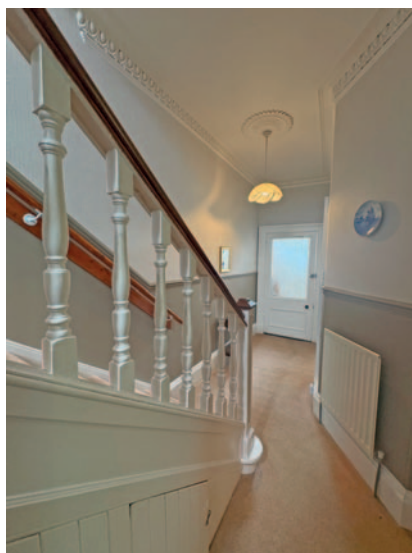
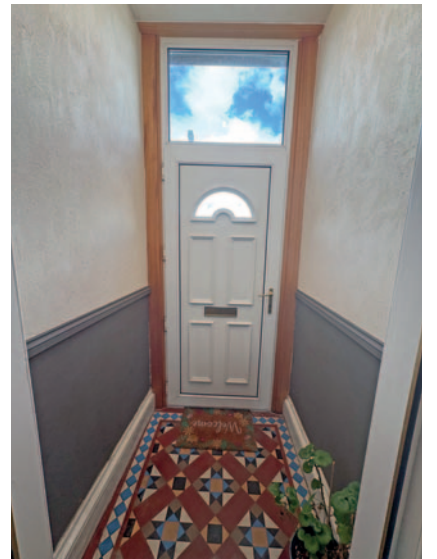
SERVICES Mains electricity, gas, water and drainage.

ENTRY By mutual arrangement.

VIEWING By prior appointment through the sole selling agents.

EPC Current rating F35.

PRICE Guide price **£300,000.**





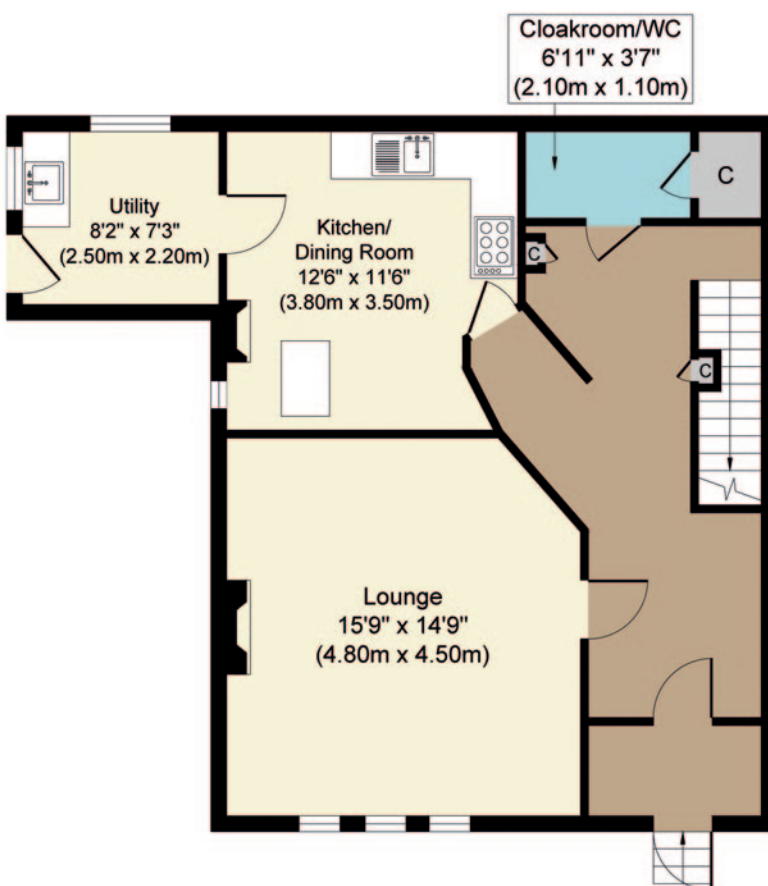
WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING 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.

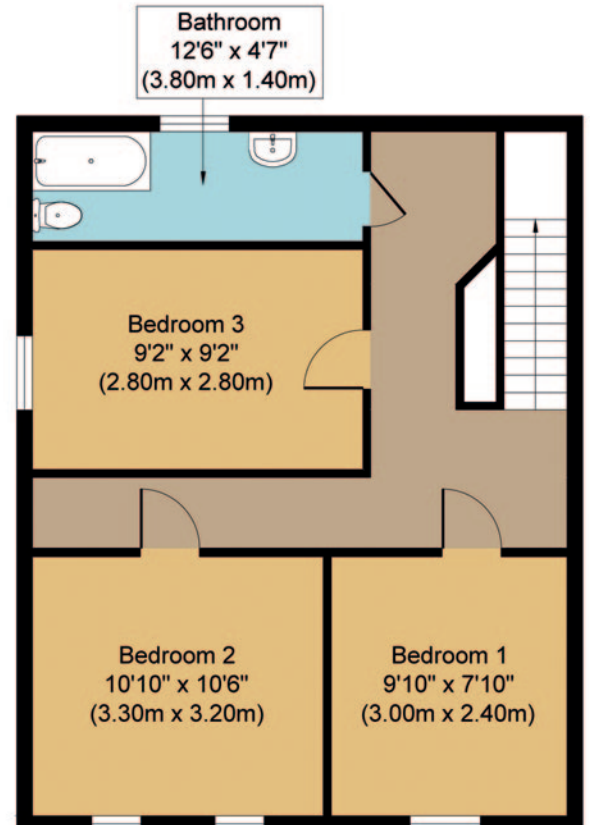
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Ground Floor
Approximate Floor Area
698 sq. ft
(64.88 sq. m)



First Floor
Approximate Floor Area
637 sq. ft
(59.16 sq. m)

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.

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