

DAWSONS



**1 MULL TERRACE
SOROBA, OBAN, PA34 4YB**

**An End-Terraced House Pleasantly Situated On The Fringe
Of The Established Soroba Housing Development**

**Vestibule : Hall : Sitting Room : Kitchen
3 Bedrooms : Bathroom : Toilet**

Garden : Timber Shed

Guide Price £165,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



This end-terraced house is pleasantly situated on the fringe of the established Soroba housing development and enjoys partial views over the rooftops towards the town and the seascape beyond. The well proportioned property offers most comfortable and easily managed family accommodation. In addition there are areas of garden to the front, side and rear of the property, with timber shed.

DETAILS OF ACCOMMODATION

Vestibule with external door to front with glazed panels, glazed side panels, ceiling light fitting, coir matting.

Hall with understair cupboard, fitted cupboard with double doors, storage heater, ceiling light fitting, fitted carpet.

Living Room: 6.46m x 3.54m at widest, window to front, window to rear, 2 ceiling light fittings, fitted carpet.

Kitchen: 3.56m x 2.76m, external glazed door to rear, window to rear, fitted with a range of wall mounted and floor standing units with work tops, open wall shelving, fitted bench seating, 1½ stainless steel sink, oven, hob with extractor hood over, fridge/freezer, dishwasher, washing machine, wall mounted fan heater, wall tiling, ceiling light fitting, tiled floor.

Toilet: 1.39m x 1.28m, glazed panel to front, whb with mirror and tiling over, fitted cupboard housing electrics with storage above, extractor fan, ceiling light fitting, tiled floor.

A carpeted stair rises from the **hall** to the **upper landing** with hatch to roof space, cupboard with double doors housing hot water tank and with shelving, ceiling light fitting, fitted carpet.

Bedroom 1: 3.58m x 3.16m, window to front, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.27m x 3.23m, window to rear, built in wardrobe with double doors, ceiling light fitting, fitted carpet.

Bedroom 3: 2.52m x 2.41m plus area at door, window to front, built in wardrobe with double doors, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 1.94m x 1.68m, window to rear, bath with electric shower over, whb in vanity unit, wc, mirrored wall cabinet, heated towel rail, wall tiling, ceiling light fitting, tiled floor.

GENERAL INFORMATION

Services: Mains electricity, water and drainage.

Council Tax: Band C. **EPC Rating:** D56. **Home Report:** Available from the Selling Agents.

Entry: By mutual arrangement. **Viewing:** Strictly by prior appointment with the Selling Agents.

Guide Price: One Hundred & Sixty Five Thousand Pounds (£165,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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