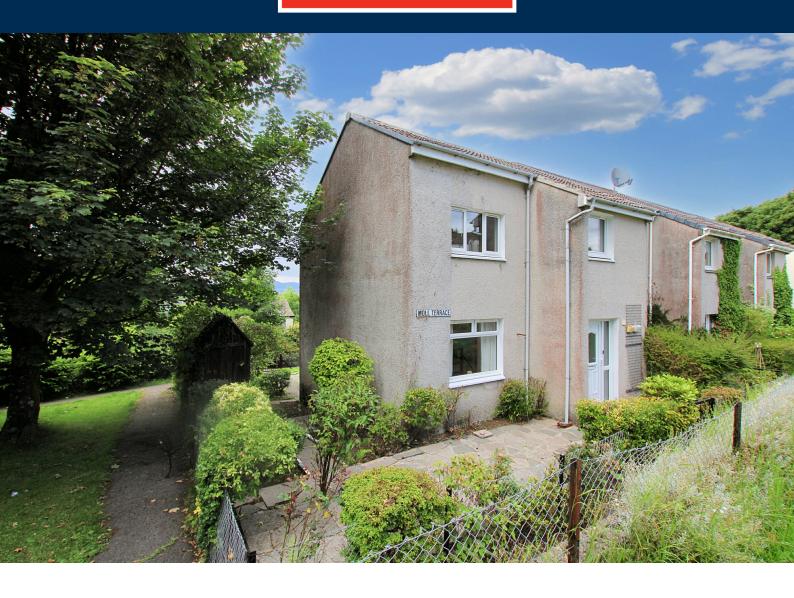
DAWSONS



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







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

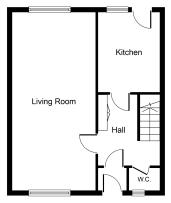
Services: Mains electricity, water and drainage.

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.





IMPORTANT NOTICE: Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.











