

DAWSONS



**ARDSTRUAN
CROFT ROAD, OBAN, PA34 5JN**

A Deceptively Spacious Detached Property Offering Excellent Family Sized Accommodation Situated On The Fringe Of The Town And Enjoying Views Over The Rooftops To The Seascape Beyond

Hall : Living/Dining Room : Kitchen : Sitting Room
6 Bedrooms (4 With En Suite Shower Rooms)
Study : Utility Room : Shower Room : Bathroom

Established Garden With Patio And Parking

Guide Price £425,000

Independent Estate Agents of Argyll and the West Highlands



Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town also enjoys good transport links to the central belt of Scotland by road and rail.

Ardstruan is a deceptively spacious detached property situated on the fringe of the town with hillside to the rear affording a good deal of privacy, and from its elevated position enjoys excellent views to the front over the roof tops to the seascape beyond. Offering excellent family sized accommodation the property has the advantage of six bedrooms, four of which have en suite shower rooms, and could also easily be utilised as a small guest house, as it was in the past, subject to Argyll & Bute Council licensing. Particular features include the recently re-fitted kitchen with island unit and integrated appliances and the spacious living/dining room with access to the paved patio. In addition, Ardstruan benefits from an effective oil fired central heating system and an established garden which provides ample parking, all adding to the amenity of this fine home.

DETAILS OF ACCOMMODATION

Hall with glazed external door to front with glazed side panels, central heating radiator, ceiling light fitting, fitted carpet.

Living/Dining Room: 7.19m x 4.01m, windows to front and to rear, patio doors to side, coal effect electric fire in wood surround, 3 central heating radiators, 2 ceiling light fittings, fitted carpet.

Kitchen: 4.10m x 3.97m, window to rear, fitted with new wall mounted and floor standings units with worktops and matching upstands, island unit with 5 ring induction hob with stainless steel extractor hood over, double oven and built-in microwave, stainless steel 1½ bowl sink with drainer, integrated dishwasher and fridge/freezer, walk-in cupboard housing hot water tank, recessed ceiling lights, vinyl flooring.

Sitting Room: 4.37m x 3.03m, patio doors to front, window to rear, central heating radiator, wall lights, fitted carpet.

Utility Room: 3.27m x 2.12m, glazed external door to rear, window to rear, fitted cupboards, plumbed for washing machine, hatch to roof space, ceiling light fitting, vinyl flooring.

Shower Room: 1.69m x 1.49m, window to front, shower enclosure with waterproof wall panelling and glazed door, whb in vanity unit with waterproof wall panelling over, wc, heated towel rail, ceiling light fitting, vinyl flooring.

Bedroom 1: 4.09m x 3.25m, windows to front and to side, central heating radiator, ceiling light fitting, fitted carpet.





A carpeted staircase rises to the **upper floor landing** with hatch to roof space, 2 ceiling light fittings, fitted carpet.

Bedroom 2: 4.02m x 3.70m, window to front, central heating radiator, ceiling light fitting, fitted carpet, **En Suite Shower Room:** 2.43m x 1.15m, shower enclosure with waterproof wall panelling and glazed sliding doors, whb in vanity unit with light over, wc, extractor fan, ceiling light fitting, vinyl flooring.

Bedroom 3: 3.37m x 2.99m, window to rear, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite Shower Room:** 2.20m x 1.33m, shower enclosure with waterproof wall panelling and sliding glazed doors, whb in vanity unit with light over, wc, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.

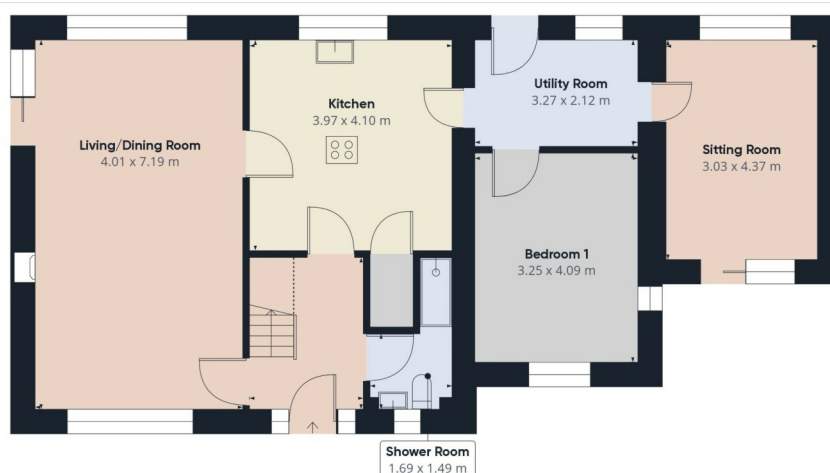
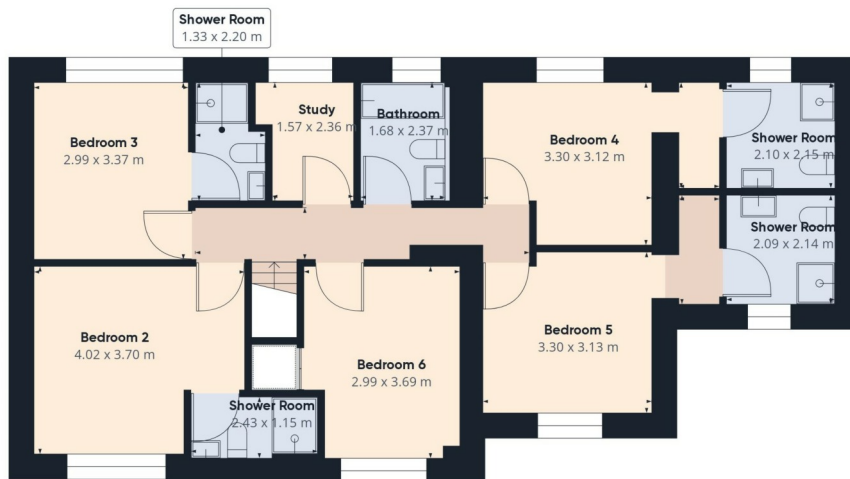
Bedroom 4: 3.30m x 3.12m, window to rear, central heating radiator, ceiling light fitting, wall lights, fitted carpet, **En Suite Shower Room:** 2.15m x 2.10m, window to rear, shower enclosure with glazed folding door and waterproof wall panelling, whb with mirror and light over, wc, wall mounted fan heater, hatch to roof space, ceiling light fitting, vinyl flooring.

Bedroom 5: 3.30m x 3.13m, window to front, central heating radiator, ceiling light fitting, fitted carpet, **En Suite Shower Room:** 2.14m x 2.09m, window to front, shower enclosure with glazed folding door and waterproof wall panelling, whb with light over, wc, wall mounted fan heater, ceiling light fitting, vinyl flooring.

Bedroom 6: 3.69m x 2.99m, window to front, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Study: 2.36m x 1.57m, window to rear, ceiling light fitting, fitted carpet.

Bathroom: 2.37m x 1.68m, window to rear, bath with shower over and wall tiling, whb with mirror and light over, wc, heated towel rail, ceiling light fitting, vinyl flooring.





GARDEN

The garden of *Ardstruan* affords a good degree of privacy, especially to the rear with hillside beyond the boundary of the property. Access off Croft Road is to a large tarred parking area with steps leading up the house, screened with a mixture of trees and mature bushes and in part grassed. To the side there is a paved patio and a further area of grass, fringed by a timber fence. A gravelled pathway leads round to the rear with retaining wall and a further mixture of mature bushes and plants. *Timber Shed*.

GENERAL INFORMATION

Services: Mains electricity, water and drainage. Oil-fired central heating with external boiler.

EPC Rating: D65. **Council Tax Band:** G.

Home Report: Available from the Selling Agents.

Guide Price: Four Hundred & Twenty Five Thousand Pounds (£425,000). Offers are invited and should be submitted to the Selling Agents.

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

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



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