

DAWSONS



ARDSTRUAN CROFT ROAD, OBAN, PA34 5JN

A Bright And Spacious Detached Property Offering Excellent Family
Or Guest House Accommodation Situated On The Fringe Of The Town
And Enjoying Far Reaching 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

Sizeable Established Garden With Patio And Large Parking Area

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 bright and spacious detached property situated on the fringe of the town with hillside to the rear affording a good degree of privacy, and from its elevated position enjoys excellent far reaching views to the front over the roof tops to the seascape beyond. Having the advantage of six bedrooms, four of which have en-suite shower rooms, the property originally operated as a successful guest house and could easily be re-opened as such (subject to Argyll & Bute Council licensing) and also has the versatility of being an excellent family sized home with scope to have a self-contained annexe. Particular features of **Ardstruan** are the spacious living/dining room with direct access to the garden, the brand new contemporary kitchen with island unit and integrated appliances, together with brand new sanitary ware and flooring in most of the shower rooms. In addition, **Ardstruan** benefits from double glazed windows and external doors which were all replaced within the last 3 years, new carpeting fitted pre-marketing and an effective oil fired central heating system, together with a full fire alarm system should the purchaser wish to run the property as a guest house. The sizeable established garden with patio and large parking area, all adds to the appeal of this fine home.

DETAILS OF ACCOMMODATION

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

Living/Dining Room: 7.19m x 4.01m, windows to front and to rear, patio doors to side, 3 central heating radiators, 2 ceiling light fittings, newly 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, newly fitted 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, ceiling light fitting, vinyl flooring.

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

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





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

Bedroom 2: 4.02m x 3.70m, window to front, central heating radiator, ceiling light fitting, fitted carpet, **En Suite Shower Room with all new fittings:** 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 with all new fittings:** 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.

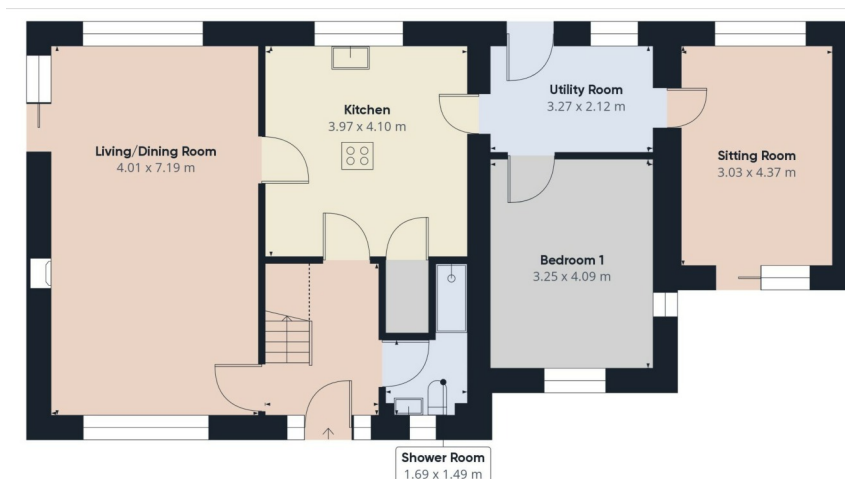
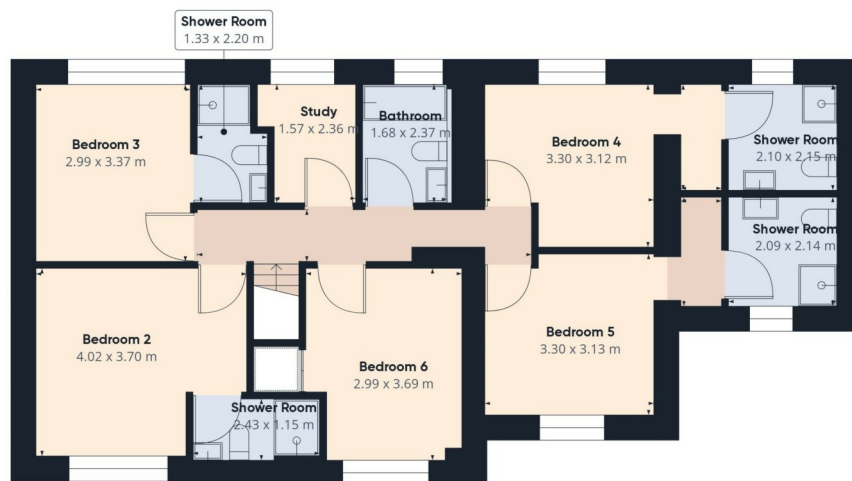
Bedroom 4: 3.30m x 3.12m, window to rear, central heating radiator, ceiling light fitting, wall lights, fitted carpet, **En Suite Shower Room:** 2.15m x 2.10m, window to rear, shower enclosure with glazed folding door and waterproof wall panelling, whb with mirror and light over, wc, wall mounted fan heater, 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 with all new fittings: 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 an interesting 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 with a drying green to the rear with rotary clothes dryer. 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. Fully maintained fire alarm system.

Contents may be available by separate negotiation.

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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