



**TONNIC
5 COE GARDENS
SOROBA
OBAN, PA34 4JP**

- **An Easily Managed Detached Bungalow**
- **Enjoying Excellent Views Over Glenshellach**
- **Situated In a Quiet Residential Development**
- **Vestibule : Hall : Sitting Room : Kitchen**
- **3 Bedrooms : Shower Room**
- **Garden With Gravelled Parking Area**

Guide Price £270,000

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 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 enjoys good transport links to the central belt of Scotland by road and rail.

5 Coe Gardens is an easily managed and attractively presented detached bungalow, enjoying far reaching views from its elevated position at the end of a quiet cul-de-sac in this popular residential development on the fringe of the town. With well proportioned rooms offering bright and freshly decorated accommodation, recent upgrades carried out by the current owners include a new roof. In addition the property benefits from excellent storage and an effective oil-fired central heating system with external boiler.



DETAILS OF ACCOMMODATION

Vestibule with glazed external door with glazed side panel to front, ceiling light fitting, wood effect vinyl flooring.

Hall with central heating radiator, cupboard with shelving, hatch to attic storage area with folding ladder, ceiling light fitting, wood effect vinyl flooring.

Sitting Room: 5.16m x 4.15m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

Kitchen: 3.50m x 2.71m, glazed external door to side, window to front, fitted with a range of wall mounted and floor standing units with worktops, cooker with extractor over, 1½ bowl sink with drainer, fridge/freezer, washing machine, tumble dryer, wall tiling, central heating radiator, ceiling light fitting, vinyl flooring.

Shower Room: 2.37m x 1.56m, window to rear, shower enclosure with glazed screen, whb in vanity unit with mirror over, wc, heated towel rail, waterproof wall panelling, extractor fan, recessed ceiling lights, vinyl flooring.

Bedroom 1: 3.39m x 3.21m, window to rear, built-in wardrobes with double doors, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 3.22m x 2.97m, window to front, built-in wardrobes with double doors, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.48m x 2.36m, window to front, central heating radiator, ceiling light fitting, wood effect laminate flooring.

GARDEN

5 Coe Gardens has a level area of garden surrounding the property beyond which it slopes down to the road below and is laid to grass with a mixture of established bushes and shrubs. To the front there is a gravelled driveway and parking area.



Timber Shed.

GENERAL INFORMATION

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

Council Tax Band: E. **EPC Rating:** D67.

Home Report: Available from the Selling Agents.

Guide Price: Two Hundred & Seventy Thousand Pounds (£270,000). 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.



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