



DRIMVARGIE MEWS HOUSE DRIMVARGIE ROAD OBAN, PA34 4BN

- An Attractively Presented Detached House
- Within Walking Distance Of The Town
- Pleasantly Situated Just Off A Quiet Residential Road
- Hall : Sitting Room : Kitchen/Dining Room
- 3 Bedrooms : Bathroom
- Monobloc Parking Space : Decked Seating Area

Guide Price £220,000

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

Drimvargie Mews House is an attractively presented detached house in superb order throughout, pleasantly situated just off a quiet residential road which is conveniently located for easy access to the town centre and amenities. Particular features of note are the spacious kitchen/dining room with integrated appliances and the handy walk-in utility cupboard, together with excellent storage and an effective electric heating system. In addition the property benefits from a private parking space and a decked seating area, which all adds to the appeal of this individual home.



DETAILS OF ACCOMMODATION

Hall with external door to front, glazed side panels, electric heater, coat hooks, ceiling light fitting, wood effect laminate flooring.

Sitting Room: 5.29m x 2.99m, windows to front and to side, electric heater, 2 ceiling light fittings, wood effect laminate flooring.

Kitchen/Dining Room: 5.32m x 2.99m, windows to front and to sides, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl stainless steel sink, integrated dishwasher and fridge/freezer, ceramic hob with extractor over, oven, larder cupboard, wall tiling, understair cupboard, 2 ceiling light fittings, tile effect laminate flooring, **Utility Cupboard** plumbed for washing machine and space for tumble dryer, wall light, vinyl flooring.

A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with Velux roof light window, fitted wardrobes with sliding doors, ceiling light fitting, fitted carpet.

Bedroom 1: 3.57m x 3.03m, windows to front and to side, walk-in wardrobe, electric heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.03m x 2.08m plus area at door, window to front, electric heater, ceiling light fitting, fitted carpet.

Bedroom 3: 3.19m x 2.11m, window to side, electric heater, ceiling light fitting, fitted carpet.

Bathroom: 1.95m x 1.69m, Velux roof light window, bath with electric shower over, wall tiling and glazed panel, whb with mirror and wall tiling over, wc, electric heater, ceiling light fitting, tiled floor.

GROUNDS

Drimvargie Mews House has a shared vehicle access through an archway to a courtyard, beyond which is a monobloc private parking space, together with a decked seating area and access to the far side of the property.

GENERAL INFORMATION

Services: Mains electricity, water and drainage. **Contents:** Items of furniture/furnishings may be available by separate negotiation.

Home Report: Available from the Selling Agents. **EPC Rating:** E48. **Council Tax:** Band C.

Guide Price: Two Hundred & Twenty Thousand Pounds (£220,000). Offers are invited and should be submitted to the Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

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



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