



4 BREADALBANE MEWS BREADALBANE STREET OBAN, PA34 5PD

- A Beautifully Presented Mid-Terraced House
- Recently Fully Modernised And Upgraded
- Within Level Walking Distance Of The Town Centre
- Pleasantly Situated In A Quiet Residential Area
- Porch : Sitting Room : Kitchen
- 3 Bedrooms : Bathroom
- Garden to Front & Rear With Off Street Parking

Guide Price £225,000

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.

This one and a half storey mid-terraced house is pleasantly situated in a quiet residential area just off Breadalbane Street and is within a short walking distance of the town centre. **Number 4** has been extensively modernised and upgraded by the current owner, which includes a new fitted kitchen and bathroom, windows and internal/external doors and now presents as a most beautiful property in walk-in condition. The amenity is further enhanced by the easily managed front and rear gardens with private off street parking, which all adds to the appeal of this attractive home.



DETAILS OF ACCOMMODATION

Porch: 1.22m x 1.00m, external door to side, window to front, ceiling light fitting, fitted carpet.

Sitting Room: 4.54m x 3.42m, window to front, multi-fuel stove on slate hearth with brick surround and wooden mantel, 2 ceiling light fittings, fitted carpet.

Kitchen: 3.46m x 2.38m, external glazed door to rear, fitted with a range of wall mounted and floor standing units with work tops, ceramic hob with extractor hood over, oven, double Belfast sink, plumbed for washing machine, fridge/freezer, wall tiling, ceiling light fitting, wood effect vinyl flooring.

Bedroom 3: 2.72m x 2.43m, window to rear, fitted wardrobe, panel heater, ceiling light fitting, fitted carpet.

A carpeted staircase rises from the **Sitting Room** to the **Upper Floor Landing** with window to front, storage heater, hatch to roof space, ceiling light fitting, fitted carpet.

Bedroom 1: 4.15m x 3.03m, window to front, built-in wardrobes, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.73m x 2.76m, window to rear, fitted cupboard, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.15m x 1.72m, Velux roof light window to rear, bath with electric shower over and glazed screen, whb, wc, waterproof wall panelling, ceiling light fitting, laminate tiled flooring.

GROUNDS

To the front **Number 4** has a tarred parking area suitable for 2 vehicles, in addition there is an area for the rotary clothes dryer. To the rear there is a paved patio.

GENERAL INFORMATION

Services: Mains electricity, water and drainage.

Breadalbane Mews has a shared vehicle access off Breadalbane Street to the front of the property and a shared pedestrian access to the rear.

Home Report: Available from the Selling Agents. **EPC Rating:** E54. **Council Tax:** Band C.

Guide Price: Two Hundred & Twenty Five Thousand Pounds (£225,000). Offers are invited and should be submitted to the Agents.

Viewing: Strictly by prior arrangement 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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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk