



21 Longsdale Terrace, Oban, PA34 5JS

- A Well Proportioned Mid-Terraced House
- With Attractively Presented Accommodation
- On The Fringe Of An Established Residential Area
- Within Walking Distance Of The Town Centre
- Porch : Hall : Sitting/Dining Room : Kitchen
- 2 Bedrooms : Shower Room
- Low Maintenance Garden : Timber Shed

Guide Price £170,000

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.

Number 21 Longsdale Terrace is a well proportioned mid-terraced house pleasantly situated on the fringe of a quiet, established residential development which is conveniently located within easy walking distance of the town centre and amenities. This attractively presented two bed-roomed property benefits from an effective wet electric central heating system and excellent storage. In addition, the low maintenance gardens to front and rear add to the appeal of this home which would be ideal for a first time buyer.



DETAILS OF ACCOMMODATION

Porch with external door to side with glazed panel, window to front, ceiling light fitting, wood effect laminate flooring.

Hall with understair cupboard, central heating radiator, ceiling light fitting, wood effect laminate flooring.

Sitting/Dining Room: 5.89m x 3.38m, windows to front and to rear, central heating radiator, 2 ceiling light fittings, wood effect laminate flooring.

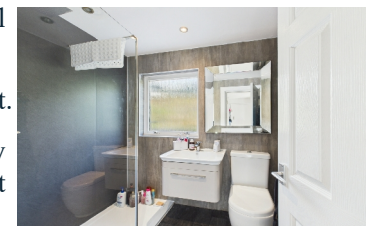
Kitchen: 3.18m x 2.77m, external door to rear, window to rear, fitted with a range of wall mounted and floor standing units with work tops, cooker, 1½ bowl stainless steel sink with drainer, plumbed for washing machine, wall tiling, recessed ceiling lights, slate effect vinyl flooring.

A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with two storage cupboards, hatch to partially floored roof storage space with fold down ladder and light, shelved recess, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 1: 3.87m x 2.93m, windows to front, fitted wardrobes with sliding doors and mirror, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 3.89m x 2.87m, windows to rear, central heating radiator, ceiling light fitting, fitted carpet.

Shower Room: 1.96m x 1.70m, window to rear, shower enclosure with glazed panel, whb in vanity unit, wc, waterproof wall panelling, heated towel rail, extractor fan, recessed ceiling lights, wood effect laminate flooring.



GARDEN

Number 21 enjoys a low maintenance garden, laid to gravel to the rear and paved to the front. There is a shared paved pathway beyond the rear garden. **Timber Shed.** On street parking is available to the front.



GENERAL INFORMATION

Services: Mains water, electricity and drainage. **Council Tax Band:** C. **EPC Rating:** F37.

Home Report: Available from the Selling Agents. **Viewing:** Strictly by prior arrangement with the Selling Agents.

Guide Price: One Hundred & Seventy Thousand Pounds (£170,000). Offers are invited and should be submitted to the Selling Agents.

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

IMPORTANT NOTICE: Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

rightmove
find your happy

Zoopla
Smarter property search

PrimeLocation.com

The Property Ombudsman

APPROVED CODE
TRADING STANDARDS.UK

MAYFAIR
OFFICE.CO.UK

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