



ARDLONAN, DRUMMORE ROAD, OBAN, PA34 4JL

- A Substantial Detached Family Home
- Within Walking Distance Of The Town Centre
- Pleasantly Situated In A Quiet Residential Area
- Porch : Hall : Sitting Room : Dining Kitchen : Study
- 3 Bedrooms All With En-Suite Shower Rooms
- Bathroom : Toilet : Rear Hall : 2 Stores
- Good Sized Garden To Front And To Rear
- In Need of Some Upgrading And Modernisation

Guide Price £290,000

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.

Ardlonan is a substantial detached family home pleasantly situated in a quiet established residential area which is within walking distance of the town centre and from its slightly elevated position enjoys partial views over the roof tops towards McCaigs Tower. Although in need of some upgrading and modernisation, the spacious and versatile accommodation benefits from excellent storage and an effective gas fired central heating system. In addition, the property is further enhanced by good sized areas of garden to the front and rear, which affords an excellent degree of privacy, all adding to the appeal of this fine property.



DETAILS OF ACCOMMODATION

Porch with external door to front with glazed panel, windows to sides, tiled floor, **Hall** with central heating radiator, 2 ceiling light fittings, fitted carpet.

Sitting Room: 4.27m x 3.73m, bay window to front, window to side, coal effect gas fire set in tiled fireplace, built-in bookcase, 2 central heating radiators, ceiling light fitting, fitted carpet.

Bathroom: 2.63m x 1.49m, window to rear, bath with shower over, whb, wc, heated towel rail, wall fan heater, ceiling light fitting, vinyl flooring.

Bedroom 1: 4.13m x 2.54m, bay window to front, central heating radiator, wall lights, ceiling light fitting, fitted carpet, **En-Suite** with shower enclosure, whb, wc, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.

Study: 3.72m x 2.97m, window to side, central heating radiator, ceiling light fitting, fitted carpet.

Kitchen: 3.69m x 3.46m, window to rear, fitted with a range of wall mounted and floor standing units with worktops, gas cooker with extractor chimney and stainless steel splash panel over, stainless steel sink and drainer, integrated fridge/freezer and washing machine, dishwasher, central heating radiator, ceiling light fitting, vinyl flooring.

Store Room with window to rear, fitted shelving, central heating boiler, ceiling light fitting, vinyl flooring.

Hall with external door to rear. **Store Room** with window to rear, concrete floor. **Toilet** with wc, whb, sky light window, light, concrete floor.

A carpeted staircase rises from the **Kitchen** to the **Upper Floor Landing** with sky light window, central heating radiator, ceiling light fitting.

Bedroom 2: 4.89m x 2.74m, coombed (sloping) ceiling, dormer window to front, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet, En-Suite with shower enclosure, whb, wc, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.

Bedroom 3: 3.62m x 3.15m, coombed ceiling, dormer window to front, fitted wardrobes and vanity unit, central heating radiator, ceiling light fitting, fitted carpet.

GROUNDS

Ardlonan sits in a good sized area of garden ground, laid mainly to grass and bordered by timber fencing. To the rear there is an area of hard standing providing parking.

GENERAL INFORMATION

Services: Mains electricity, water, drainage and gas. **Council Tax:** Band F.

Home Report: Available from the Selling Agents. **EPC Rating:** D65.

Guide Price: Two Hundred & Ninety Thousand Pounds (£290,000). 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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