DAWSONS

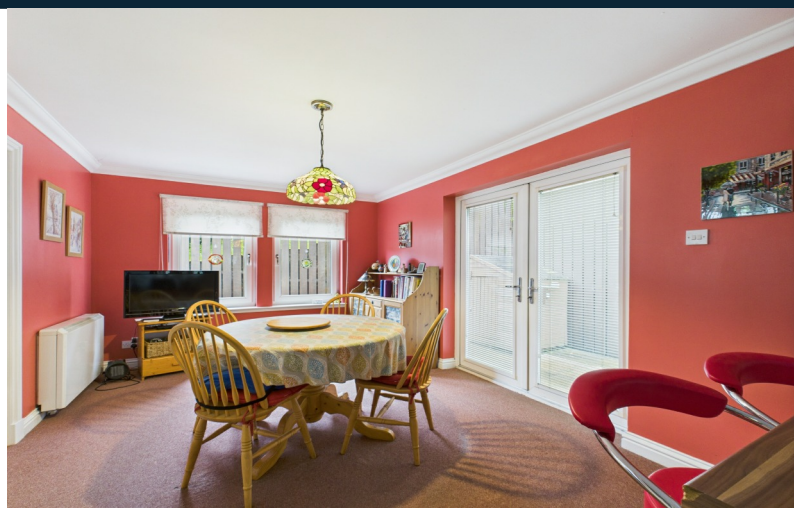
ISLAY
LONGSDALE ROAD, OBAN, PA34 5JU

An Attractive Detached Home Offering Excellent Versatile Family Accommodation Situated In A Quiet Residential Area Within Walking Distance Of The Town Centre

Hall : Sitting Room : Kitchen/Dining Room : Utility Room
Bedroom With En-Suite Shower Room
3 Further Bedrooms : Bathroom : Shower Room

Easily Managed Garden With Patio & Driveway

Guide Price £320,000



Oban, the principal tourist town of Argyll and the unofficial capital of the West Highlands, 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 and the airport at North Connel serves private and light charter aircraft.

Islay is a well proportioned detached one and a half storey property pleasantly situated in a quiet, established residential area which is within convenient walking distance of the town centre, together with a regular bus service in operation. The attractively presented and versatile accommodation offers excellent family living space with one of the four bedrooms on the ground floor together with the shower room. A particular feature is the well fitted kitchen/dining room to the rear of the property, with French doors giving access to the patio. The property also benefits from an easily managed garden with gravelled driveway, which all adds to the amenity of this fine home.

DETAILS OF ACCOMMODATION

Hall with external door to front, under stair cupboard, storage heater, wall lights, 2 ceiling light fittings, wood flooring.

Sitting Room: 5.58m x 5.01m, windows to front and to sides, storage heater, wall lights, ceiling light fitting, fitted carpet.

Kitchen/Dining Room: 8.78m x 3.07m, French doors to rear, windows to side and to rear, fitted with a range of wall mounted and floor standing units with work tops, stainless steel sink and drainer, double oven, ceramic hob with extractor hood over, integrated dishwasher, fridge/freezer, wall tiling, storage heater, panel heater, ceiling light fittings, fitted carpet to dining area, laminate tiled flooring to kitchen area.

Utility Room: 2.09m x 1.98m, half glazed external door to rear, window to side, wall mounted and floor standing units with work tops, stainless steel sink and drainer, washing machine, tumble dryer, wall tiling, ceiling light fitting, tiled flooring.

Shower Room: 2.35m x 2.13m, window to side, shower enclosure with electric shower unit, glazed door and wall tiling, whb with wall tiling, light and mirror over, wc, heated towel rail, extractor fan, ceiling light fitting, tiled flooring.

Bedroom 4: 3.70m x 3.36m, window to front, panel heater, ceiling light fitting, fitted carpet.

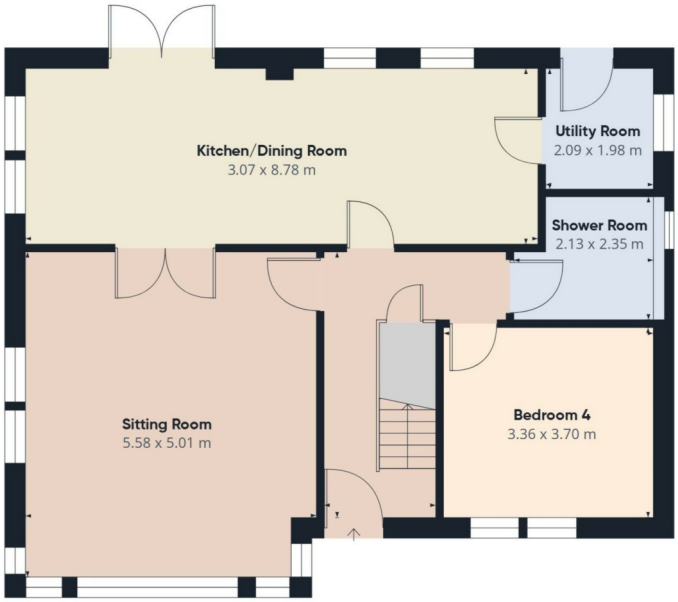
A carpeted staircase rises to the ***Upper Floor Landing*** with Velux roof light window to front, cupboard with shelving, hatch to roof storage space with folding ladder, storage heater, ceiling light fitting, fitted carpet.

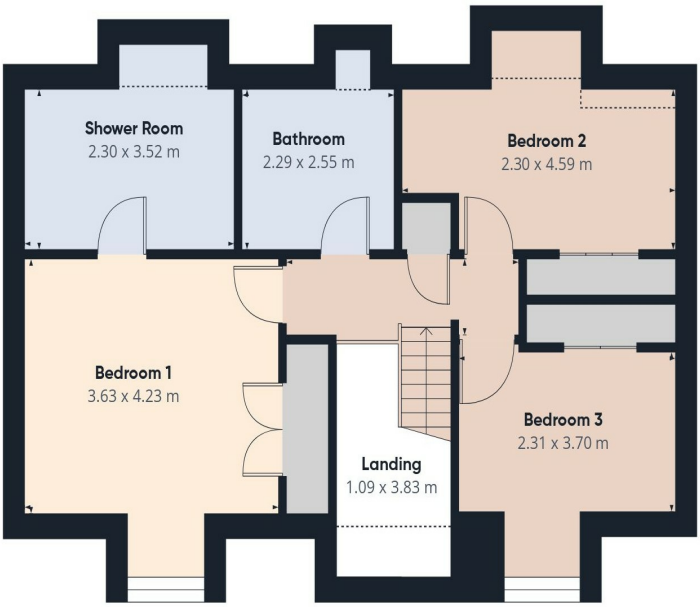
Bedroom 1: 4.23m x 3.63m, dormer window to front, coombed (sloping) ceiling, built-in wardrobes with double doors, storage heater, ceiling light fitting, fitted carpet, ***En-Suite:*** 3.52m x 2.30m, 2 Velux roof light windows, shower enclosure with tiling and glazed panels, whb in vanity unit with splash panelling, mirror and light over, wc, heated towel rail, wall mounted fan heater, extractor fan, wood effect laminate flooring.

Bedroom 2: 4.59m x 2.30m, Velux roof light windows to rear, coombed ceiling, built-in wardrobes with sliding doors, panel heater, ceiling light fitting, fitted carpet.

Bedroom 3: 3.70m x 2.31m, dormer window to front, coombed ceiling, built-in wardrobes with sliding doors, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.55m x 2.29m, Velux roof light window to rear, bath with electric shower unit over, glazed panel and wall tiling, whb with splash panelling, mirror and light over, wc, wall mounted fan heater, extractor fan, recessed ceiling lights, fitted carpet.





GARDEN

Islay enjoys an easily managed area of level garden, with lawn to the front and a gravelled driveway. To the rear there is a paved patio. The grounds are bordered by timber fencing.

2 Timber Sheds.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. ***Access:*** The property is situated along a short track just off Longsdale Road.

Council Tax Band: F. ***EPC Rating:*** D68.

Home Report: Available from the Selling Agents.

Guide Price: **Three Hundred & Twenty Thousand Pounds (£320,000).** Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior appointment with the Selling Agents. ***Entry:*** By mutual agreement.

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

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.

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