



16 Kerrera Terrace, Dunollie, Oban, PA34 5AT

- **A Beautifully Presented End-Terraced House**
- **With Well Proportioned Accommodation**
- **On The Fringe Of An Established Residential Area**
- **Enjoying A Pleasant Open Outlook**
- **Porch : Hall : Sitting/Dining Room : Kitchen**
- **2 Bedrooms : Store Room : Shower Room : Toilet**
- **Private And Shared Areas Of Garden : Parking**

Guide Price £180,000

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 16 Kerrera Terrace is a beautifully presented end-terraced house situated on the fringe of this established residential development and enjoys a pleasant open outlook to the rear. The well proportioned accommodation has been modernised and upgraded by the current owner to a high standard of appointment and benefits from an oil fired heating system with external boiler and excellent storage. In addition, the easily managed gardens to front and rear with off street parking adds to the appeal of this home which is in 'walk-in condition' and would be ideal for a first time buyer.



DETAILS OF ACCOMMODATION

Porch leading on to **Hall** with external glazed door to side, window to front, central heating radiator, recessed ceiling lights, wood effect laminate flooring.

Sitting/Dining Room: 5.63m x 4.00m 'L' shaped, windows to front and to rear, 2 central heating radiators, 2 ceiling light fittings, wood effect laminate flooring.

Kitchen: 3.42m x 2.31m, external glazed door to rear, window to rear, fitted with a range of wall mounted and floor standing units with worktops, oven, ceramic hob with extractor hood over, sink with drainer, integrated dishwasher, larder cupboard, plumbed for washing machine, space for fridge/freezer, understair cupboard with light, central heating radiator, recessed ceiling lights, tile effect laminate flooring.

Toilet: 1.56m x 0.82m, wc, whb in vanity unit, waterproof wall panelling, extractor fan, recessed ceiling lights, wood effect laminate flooring.

A carpeted staircase rises to the **Upper Floor Landing** with central heating radiator, hatch to part floored roof storage space, ceiling light fitting, fitted carpet.

Bedroom 1: 3.97m x 3.11m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 3.97m x 2.59m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

Store Room: 2.15m x 1.90m, window to front, ceiling light fitting, fitted carpet.

Shower Room: 1.80m x 1.66m, window to rear, shower enclosure with glazed sliding doors, wc, whb in vanity unit, heated towel rail, mirror wall cabinet, waterproof wall panelling, recessed ceiling lights, wood effect laminate flooring.

GARDEN

Number 16 has off street parking to the front and a drying green to the rear. There are shared paths (with neighbouring property) to the side and rear and there is also shared access over part of the rear decked area. **Timber Store.**

GENERAL INFORMATION

Services: Mains electricity, water and drainage. Oil fired central heating with external boiler.

Council Tax Band: C. **EPC Rating:** D61. **Home Report:** Available from the Selling Agents.

Guide Price: One Hundred & Eighty Thousand Pounds (£180,000). Offers are invited and should be submitted to the Selling Agents.

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

Under **Money Laundering Regulations** the Selling Agents are required to carry out due diligence on purchasers.



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