



19 Hazeldean Crescent, Oban, PA34 5JT

- A Spacious Semi-Detached House
- Of Non-Conventional Construction
- On The Fringe Of An Established Residential Area
- Within Walking Distance Of The Town Centre
- Porch : Hall : Sitting Room : Kitchen
- 3 Bedrooms : Shower Room : Toilet
- Low Maintenance Garden : Garage : Timber Shed

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 19 Hazeldean Crescent is a spacious semi-detached house of non-conventional construction, 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. Although in need of some upgrading and modernisation, the property does benefit from an effective electric heating system and well proportioned accommodation. In addition, the low maintenance areas of garden to the front, rear and side, add to the appeal of this attractive home.



DETAILS OF ACCOMMODATION

Porch of glazed construction, panel heater, ceiling light fitting, vinyl flooring, half glazed door to **Hall** with storage heater, ceiling light fitting, fitted carpet.

Sitting Room: 4.65m x 3.77m, window to front, solid fuel fire in tiled surround and hearth (currently non-operational), storage heater, wall lights, ceiling light fitting, fitted carpet.

Kitchen: 4.67m x 2.71m, external door to rear, window to rear, fitted with a range of wall mounted and floor standing units with work tops, stainless steel sink and drainer, cooker, dishwasher, washing machine, tumble dryer, fridge, freezer, fitted cupboard, storage heater, ceiling light fittings, fitted carpet.

Shower Room: 2.64m x 1.94m, window to side, shower enclosure with electric unit, whb, wc, waterproof wall panelling, storage heater, wall mounted fan heater, extractor fan, ceiling light fitting, vinyl flooring.

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

Bedroom 1: 4.67m x 2.81m, windows to rear, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.84m x 2.89m, window to front, panel heater, fitted wardrobe, ceiling light fitting, fitted carpet.

Bedroom 3: 3.81m x 2.78m, window to front, panel heater, fitted wardrobe, ceiling light fitting, fitted carpet.

Toilet: 1.94m x 0.72m, whb, wc, wall mounted fan heater, extractor fan, ceiling light fitting, fitted carpet.

GARDEN

Number 19 enjoys a good sized, low maintenance garden, laid to gravel with paved paths to the front, rear and side. In addition, to the side, there are steps which lead up to a grassed area. There is parking to the front and side of the garage, together with on-street parking.

Detached Garage. Timber Shed.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. **Council Tax Band:** C. **EPC Rating:** E53.

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

Guide Price: One Hundred & Eighty Thousand Pounds (£180,000). 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.



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