



14 Islay Road

Oban | Argyll | PA34 4YG

Guide Price £160,000

Fiuran
PROPERTY

14 Islay Road

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14 Islay Road is an immaculate 3 Bedroom mid-terrace House, within walking distance of Oban town centre. With front & rear garden, it would make an ideal family home or buy-to-let investment.

Special attention is drawn to the following:

Key Features

- 3 Bedroom mid-terrace family Home
- Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Bathroom
- Glimpses of Oban Bay & islands
- Excellent storage, including Loft
- Double glazing throughout
- Electric storage heating
- White goods & furniture included in sale
- Window coverings & flooring included
- Enclosed front & rear garden
- Free car parking & play-parks nearby
- Convenient to town centre and amenities
- No chain



14 Islay Road is an immaculate 3 Bedroom mid-terrace House, within walking distance of Oban town centre. With front & rear garden, it would make an ideal family home or buy-to-let investment.

The ground floor accommodation comprises large entrance Hallway with stairs rising to the first floor, newly fitted Kitchen with a range of white goods and door to the rear garden, and spacious Lounge/Diner with decorative fireplace.

On the first floor, there are 3 Bedrooms and a family Bathroom. A large Loft is accessed from the 3rd Bedroom.

With well laid out accommodation, the property benefits from double glazing throughout and electric storage heating.

Soroba is a thriving community with a local shop, youth & community centre, and bus service.

The property is only a few minutes' walk from Oban Primary Campus and there are play-parks nearby.

APPROACH

Via access at the front or rear of the property and doors leading to the Hallway and Kitchen.

GROUND FLOOR: HALLWAY

With stairs rising to the first floor, built-in cloak cupboard, electric storage heater, fitted carpet, and doors leading to the Kitchen and Lounge/Diner.

KITCHEN 4.35m x 2.65m (max)

Newly fitted with a range of modern base & wall mounted units, under-cabinet lighting, complementary wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, extractor hood, washing machine, fridge, new integrated dishwasher, ceiling downlights, wood effect flooring, window to the rear elevation, and door leading to the rear garden.

LOUNGE/DINER 6.35m x 3.45m (max)

With dual aspect windows to the front & rear elevations, electric storage heater, decorative marble fireplace with electric fire, and fitted carpet.



FIRST FLOOR: UPPER LANDING

With built-in shelved cupboard, electric storage heater, fitted carpet, and doors leading to all Bedrooms & the Bathroom.

BEDROOM ONE 3.9m x 3.1m (max)

With window to the rear elevation with glimpses of Oban Bay, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.45m x 3.05m

With window to the front elevation, wall-mounted electric heater, and fitted carpet.

BEDROOM THREE 3.5m x 2.3m (max)

With window to the front elevation, wall-mounted electric heater, fitted carpet, and access to the Loft.

BATHROOM 1.85m x 1.55m

With white suite comprising bath with electric shower over, WC & wash basin vanity unit, electric storage heater, Respatex style wall panelling, and vinyl flooring.

GARDEN

There is an enclosed garden to the rear of the property, mainly laid to paving slabs, with a drying green and some shrubs. There is also garden ground to the front of the property, mainly laid to grass and paving slabs.



14 Islay Road, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage.

Council Tax: Band C

EPC Rating: E54

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Soroba Road on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Take a further left onto Jura Road, and left again into Islay Road. No. 14 is the second last house on the right and can be identified by the For Sale sign in the window.

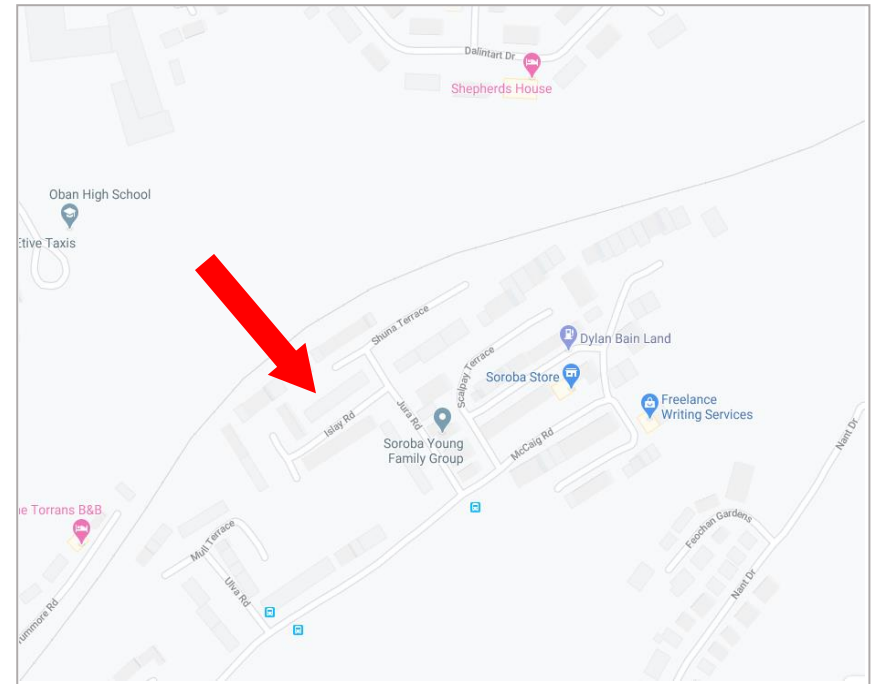
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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