



7 Laggan Road

Oban | Argyll | PA34 5AW

Guide Price £175,000

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PROPERTY

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7 Laggan Road is an appealing 3 Bedroom end-terraced House offering improvement potential, located within walking distance of Oban town centre.

Special attention is drawn to the following:-

Key Features

- Spacious 3 Bedroom end-terraced House
- Fitted Kitchen, bright Lounge/Diner
- 3 Bedrooms, Bathroom, Porch
- Large floored Loft with development potential
- Double glazing throughout
- Electric storage heating
- All window coverings, flooring & white goods included
- Easily maintained, enclosed garden
- Free on-street parking
- Good bus service & local shop
- Convenient to town centre and amenities
- No chain



7 Laggan Road is an appealing 3 Bedroom end-terraced House offering improvement potential, located within walking distance of Oban town centre.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, bright & spacious Lounge/Diner, and fitted Kitchen with access to the rear garden.

The first-floor accommodation offers 3 Bedrooms, and a family Bathroom. There is also a large Loft space with development potential (subject to the relevant consents).

With double glazing throughout, 7 Laggan Road also benefits from Dimplex electric heating and good storage. There is an enclosed and easily maintained garden with drying green and timber shed to the rear of the property, and further garden ground to the front.

Located in a very popular residential area, there is a local shop and bus stop with regular bus service nearby. There is also a primary school and playparks within a short walking distance.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via gated entrance to the front of the property, and door leading into the Porch.

GROUND FLOOR: PORCH 1.8m x 1.1m

With window to the front elevation, internal window to the Hallway, and glazed internal door leading to the Hallway.

HALLWAY

With stairs rising to the first floor, Dimplex electric storage heater, fitted carpet, and doors leading to the Lounge/Diner and Kitchen.

LOUNGE/DINER 6.35m x 4.1m (max)

With windows to the front & rear elevations, 2 Dimplex electric storage heaters, fireplace with electric fire, and fitted carpet.

KITCHEN 3.55m x 2.45m (max)

Fitted with a range of base & wall-mounted units, work surfaces, sink & drainer, electric cooker, fridge, freezer, 2 built-in shelved cupboards, serving hatch, vinyl flooring, window to the rear elevation, and door leading to the rear garden.



FIRST FLOOR: UPPER LANDING

With fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

BEDROOM ONE 4.15m x 2.5m (max)

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

BEDROOM TWO 3.65m x 3.25m (max)

With window to the front elevation, built-in cupboard (housing the hot water cylinder), wall-mounted electric heater, and fitted carpet.

BEDROOM THREE 2.65m x 2.25m

With window to the front elevation, shelved recess, and fitted carpet.

BATHROOM 1.85m x 1.6m

With WC, wash basin, bath with electric shower over, tile effect flooring, and window to the rear elevation.

LOFT

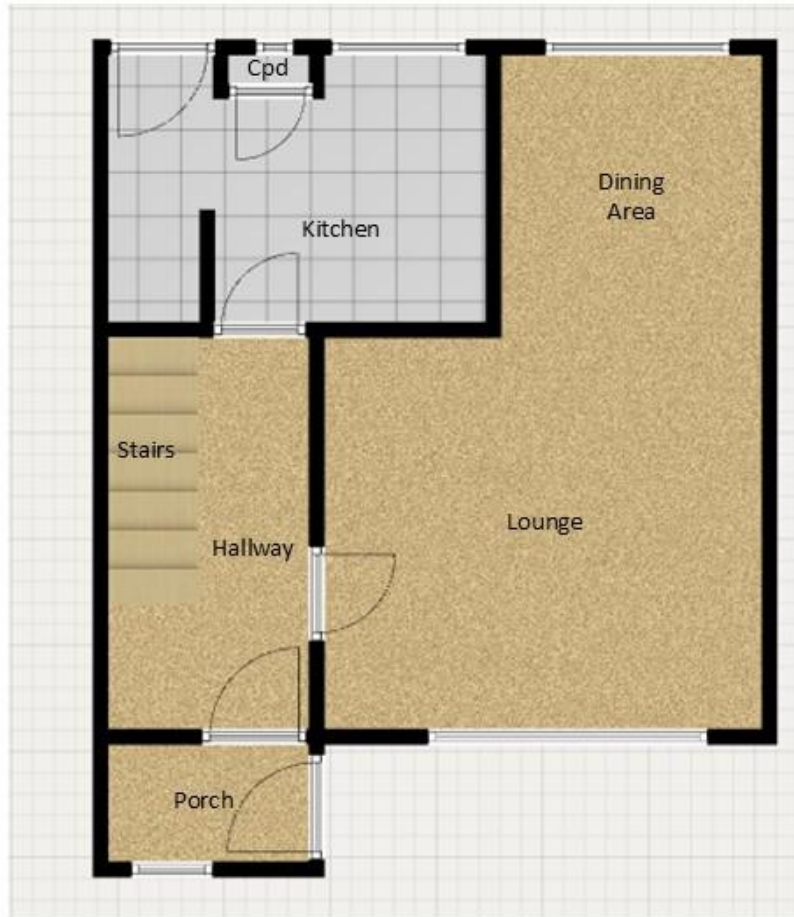
Floored storage space with lighting & Ramsay style ladder. Offering development potential (subject to the relevant consents).

GARDEN

The enclosed rear garden is mainly laid to grass with a drying green and timber garden shed. There is further garden ground with an array of shrubs/trees to the front of the property.



7 Laggan 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: D64

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 in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae and drive up the hill. Take a left into Laggan Road. No.7 is on the left 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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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