



2 Shuna Terrace

Oban | Argyll | PA34 4YE

Guide Price £175,000

Fiuran
PROPERTY

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Ideally situated within walking distance of Oban town centre, 2 Shuna Terrace is a beautifully presented 3-Bedroom mid-terrace House offering magnificent views over Oban Bay and the surrounding islands.

Special attention is drawn to the following:

Key Features

- Charming 3 Bedroom mid-terrace House
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Bathroom
- Magnificent views of Oban Bay & islands
- Good storage, including Loft
- Double glazing throughout
- Electric storage heating
- Window coverings & flooring included
- White goods available under separate negotiation
- Established garden & courtyard
- Free car parking & play-parks nearby
- Convenient to town centre and amenities



Ideally situated within walking distance of Oban town centre, 2 Shuna Terrace is a beautifully presented 3-Bedroom mid-terrace House offering magnificent views over Oban Bay and the surrounding islands.

On the ground floor, the accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, modern fitted Kitchen with access to the front garden, and bright & spacious Lounge/Diner with wonderful sea views. On the first floor, there are 3 Bedrooms and a family Bathroom. A large insulated Loft is accessed from the upper Landing.

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

The accommodation with approximate sizes (for guidance purposes) is arranged as follows:

APPROACH

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

GROUND FLOOR: PORCH

With external door to the rear elevation, laminate flooring, coat hooks, and internal glazed door leading to the Hallway.

HALLWAY

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



KITCHEN/DINER 3.5m x 2.75m

Fitted with a range of modern base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, space for a range of white goods, window to the front elevation, built-in storage cupboard, tile effect vinyl flooring, and external door leading to the garden.



LOUNGE/DINER 6.4m x 3.55m (max)

With dual aspect windows to the front & rear elevations, electric storage heater, and laminate flooring. Electric stove available separately.

FIRST FLOOR: UPPER LANDING

With built-in cupboard (housing the hot water cylinder), electric storage heater, fitted carpet, access to the Loft, and doors leading to all Bedrooms & the Bathroom.

BEDROOM ONE 3.55m x 3.15m

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

BEDROOM TWO 3.55m x 3.15m

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

BEDROOM THREE 3.6m x 2.45m (max)

With window to the rear elevation with sea views, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

BATHROOM 2m x 1.65m

With white suite comprising bath with electric shower over, WC & wash basin, window to the front elevation, Respatex style wall paneling, and wood effect flooring.

GARDEN

To the front of the property is a fully enclosed, well-established garden, predominantly laid to lawn and featuring a drying green. To the rear, there is a private enclosed courtyard offering potential space for a shed or additional outdoor storage.



2 Shuna Terrace, 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: E49

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. Turn right into the cul-de-sac, and no.2 Shuna Terrace is straight ahead.

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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Sunset from the property