



FOR SALE
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PROPERTY

1 Pretoria Villa

Glenshellach Road | Oban | PA34 4NQ

Offers Over £290,000

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1 Pretoria Villa

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1 Pretoria Villa presents a rare opportunity to purchase a beautifully maintained 3/4 Bedroom semi-detached Home, ideally located just a short walk from Oban town centre. Boasting spectacular sea views and offered in true walk-in condition, this charming property would make an exceptional family home.

Special attention is drawn to the following:-

Key Features

- Stunning 3/4 Bedroom semi-detached House
- Stunning sea views towards the islands
- Freshly decorated & in walk-in condition
- Hallway, Kitchen, Dining Room, Bathroom
- Shower Room, 3/4 Bedrooms, 4th Bedroom/Lounge
- Excellent storage including built-in wardrobes
- Gas central heating & underfloor heating in Bathrooms
- Replacement double glazing & patio doors
- Re-wired throughout
- Enclosed, easily maintained garden
- Timber shed & decked seating area
- Private, off-road parking
- Convenient location close to Oban town centre



1 Pretoria Villa presents a rare opportunity to purchase a beautifully maintained 3/4 Bedroom semi-detached Home, ideally located just a short walk from Oban town centre. Boasting spectacular sea views and offered in true walk-in condition, this charming property would make an exceptional family home.

The ground floor accommodation comprises Hallway with 2 large cupboards and stairs rising to the first floor, modern fitted Kitchen with Dining Room off, Lounge/double Bedroom, and Bathroom with underfloor heating.

The first floor offers 2 further double Bedrooms with built-in wardrobes, 4th Bedroom/Lounge with elevated sea views, and contemporary Shower Room also with underfloor heating. There is also a large Loft space.

With gas central heating, the property also benefits from replacement double glazing. The ample rear/side garden houses a timber shed and decked seating area. The property is conveniently situated for access to the town centre amenities, and benefits from private parking to the front.

APPROACH

Via private parking to the front of the property, and attractive entrance door with stained glass design at the side into the Hallway.

HALLWAY

With carpeted stairs rising to the first floor, under-stairs storage cupboard, further shelved storage cupboard (housing the hot water cylinder), radiator, wood effect flooring, window to the side elevation, opening to the Dining Room, and doors leading to the Kitchen, Lounge/Bedroom One and Bathroom.

KITCHEN 3m x 2.45m

Fitted with a range of modern cream base & wall mounted units, complementary wood effect work surfaces, sink & drainer, Respatex style splash-backs, built-in electric oven, gas hob, stainless steel cooker hood, ceiling downlights, wood effect flooring, space for a range of white goods, window to the front elevation, and arched opening to the Dining Room.

DINING ROOM 4.1m x 3.1m

With glazed sliding doors to the front elevation, radiator, and wood effect flooring.



BATHROOM 2.25m x 1.6m

With modern white suite comprising bath with electric shower over, vanity WC, wall-mounted vanity wash basin unit, heated towel rail, ceiling downlights, tiled walls, tiled flooring with underfloor heating, and window to the rear elevation.

LOUNGE/BEDROOM ONE 4.05m x 3.1m (max)

With radiator, 2 recessed storage spaces, fitted carpet, and window to the rear elevation.

FIRST FLOOR: UPPER LANDING

With fitted carpet, access to the Loft, and doors leading to Bedroom Two, Bedroom Three & Bedroom Four/Lounge.

BEDROOM TWO 3.5m x 2.6m (max)

With window to the front elevation, built-in wardrobe, ceiling downlights, radiator, and fitted carpet.

BEDROOM THREE 3.65m x 2.7m

With window to the front elevation, built-in wardrobes, ceiling downlights, radiator, and fitted carpet.

BEDROOM FOUR/LOUNGE 6.3m x 3.95m (max)

With window to the rear elevation with sea views, 2 radiators, ceiling downlights, and fitted carpet.

SHOWER ROOM 2.5m x 1.6m

With modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, heated towel rail, ceiling downlights, tiled walls, tiled flooring with underfloor heating, and window to the side elevation.

GARDEN

The side & rear garden is enclosed and mainly laid to grass, with a timber garden shed and decked seating area. There is a paved patio area and private parking to the front of the property.



1 Pretoria Villa, 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, gas, and drainage.

Council Tax: Band E

EPC Rating: C75

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, proceed west along Albany Street and take a left into Drimvargie Terrace, then a right onto Glenshellach Terrace. Take the first road on the right, up a small hill, and 1 Pretoria Villa is at the top. It can be identified by the For Sale sign.

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.

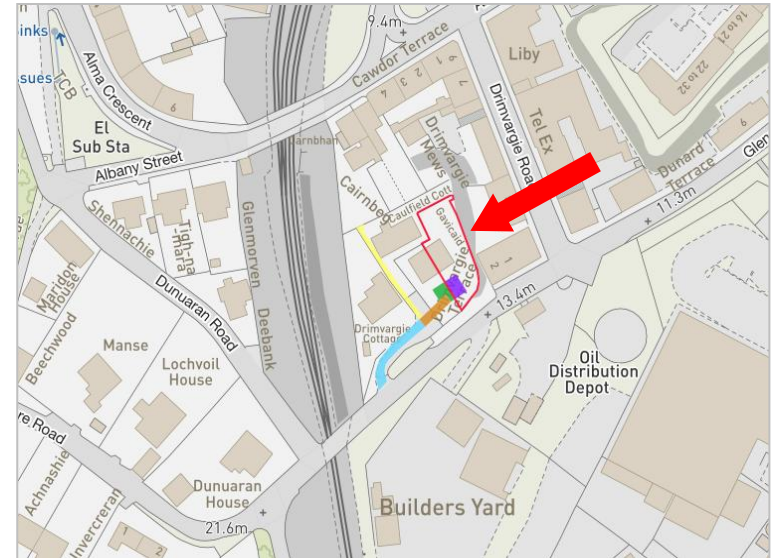
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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