



Ashgrove

Breadalbane Street | Oban | PA34 5JF

Guide Price £235,000

Fiuran
PROPERTY

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Ashgrove is a delightful 2 Bedroom detached Cottage ideally situated close to Oban town centre. Offering private parking and a lovely garden, this charming property presents an excellent opportunity as a first home, retirement retreat, or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Charming 2 Bedroom detached Cottage
- Convenient town centre location
- Vestibule, Hallway, Kitchen/Diner
- Lounge, 2 Bedrooms, Bathroom, Loft
- 'Total control' electric storage heating
- Double glazing throughout
- White goods & furniture included in sale
- Window coverings & flooring included
- Instant hot water heater in Kitchen
- Private garden & timber shed
- Foundation slab for detached Garage
- Private parking to rear of property



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The accommodation comprises entrance Vestibule, Hallway, modern fitted Kitchen/Diner with a range of white goods, bright Lounge with electric fire, 2 double Bedrooms, and a family Bathroom. There is also a floored Loft.

With efficient 'total control' electric storage heating, the property also benefits from double glazing throughout.

The private garden surrounds the property, and houses a timber shed (with power) and a foundation slab for a detached Garage (also with power).

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking to the rear of the property, and entrance at the side into the Vestibule.

VESTIBULE 1.75m x 1.3m

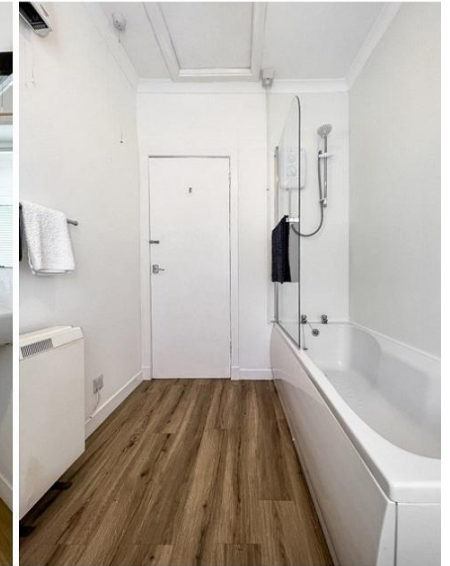
With cloak area, tiled flooring, and glazed door leading to the Hallway.

HALLWAY

With electric storage heater, built-in storage cupboard, fitted carpet, access to the Loft, glazed sliding door leading to the Kitchen/Diner, and further doors leading to all rooms.

KITCHEN/DINER 6.65m x 2.55m (max)

Fitted with a range of modern white gloss base & wall mounted units, complementary work surfaces, sink & drainer, built-in electric oven, ceramic hob, cooker hood, integrated fridge /freezer, washing machine, instant hot water heater, wood effect flooring to Kitchen, fitted carpet to Dining Area, electric storage heater, and windows to the rear & side elevations.



LOUNGE 3.55m x 3.45m

With windows to the front & side elevations, electric storage heater, stone fireplace unit (with storage cupboard), electric fire, and fitted carpet.

BEDROOM ONE 4.2m x 3.55m

With window to the side elevation with storage cupboard below, further window to the front elevation, wall-mounted electric heater, wash hand basin, and fitted carpet.

BEDROOM TWO 4.05m x 3.25m

With windows to the side & rear elevations, wall-mounted electric heater, and wooden flooring.

BATHROOM 2.55m x 2m

Fitted with a modern white suite comprising bath with electric shower over, WC & wash basin, electric storage heater, Respatex style wall panelling, wood effect flooring, window to the front elevation with storage cupboard below, and access to the Loft.

GARDEN

The well-kept garden wraps around the property, featuring mainly lawned areas to the front and side, with low-maintenance stone chippings to the rear. The rear garden includes a drying green, a timber shed with power and tumble dryer, and a foundation slab with power supply in place for a potential detached garage. Private parking for 2 vehicles is available to the rear of the property.



Ashgrove, 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, and drainage.

Council Tax: Band D

EPC Rating: F36

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

Heading into Oban on the A85 from Glasgow, take a left just after the Kings Knoll Hotel onto Deanery Brae. Ashgrove is at the bottom of the hill on the right (at the very start of Breadalbane Street) and 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.

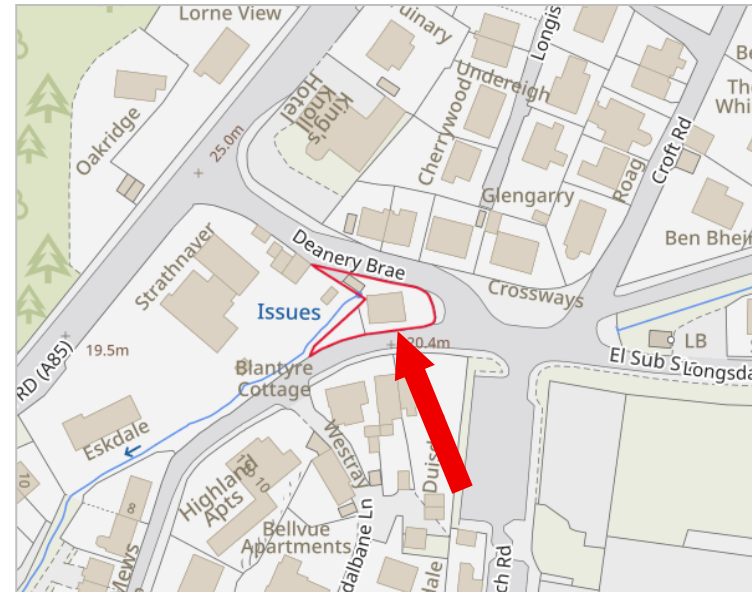
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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