



High Tor

Laurel Crescent | Oban | PA34 5ED

Guide Price £175,000

Fiuran
PROPERTY

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High Tor is a 4 Bedroom detached Bungalow, with large garden & sea views, located within walking distance of Oban town centre. Of Dorran construction and requiring modernisation throughout, it has been well maintained and offers a rare and affordable opportunity to acquire a spacious family home.

Special attention is drawn to the following:

Key Features

- Detached Dorran Bungalow with sea views
- Sought after residential area in town of Oban
- Hallway, Lounge, Dining Room, Kitchen
- 4 double Bedrooms, Bathroom, WC, Rear Porch
- Excellent storage, including Loft space
- Oil central heating (in need of new boiler)
- Aluminium double-glazed windows
- Sizeable garden surrounding property
- Private parking
- Improvement potential
- No chain



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The accommodation comprises entrance Hallway, bright & spacious Lounge with Bay window to the front, Dining Room, fitted Kitchen, rear Porch with WC off, 4 double Bedrooms (3 with wardrobes), and a family Bathroom. There is also a Loft space providing further storage.

Externally, the sizeable garden (which slopes at the front) offers the opportunity for development, if required. There is private parking to the rear.

APPROACH

Entrance at the front into the Hallway, or at the rear into the Porch.

HALLWAY

With radiator, fitted carpet, built-in shelved cupboard, and doors leading to the Kitchen, Lounge, all Bedrooms, and the Bathroom.

KITCHEN 4m x 3m (max)

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in cupboard, vinyl flooring, window to the rear elevation, and doors leading to the rear Porch and Dining Room.

REAR PORCH

1.5m x 1.1m & 1.2m x 1.1m

With 2 built-in cupboards, tiled floor, door leading to the WC, and glazed external door leading to the rear garden.



WC 1.2m x 0.7m

With WC, wash basin, tiled floor, and window to the side elevation.

DINING ROOM 2.5m x 2.4m

With window to the side elevation, radiator, fitted carpet, and glazed sliding doors leading to the Lounge.

LOUNGE 5.4m x 4.3m (max)

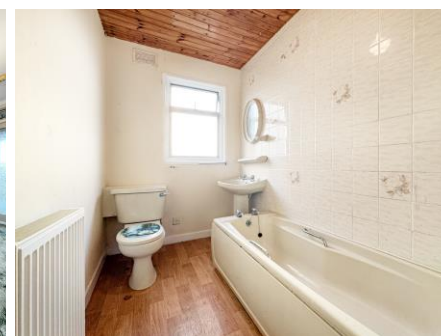
With Bay window to the front elevation, further window to the side, radiator, fireplace with open fire, and fitted carpet.

BEDROOM ONE 3.6m x 3.1m

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

BEDROOM TWO 3.6m x 2.8m

With window to the front elevation, radiator, wash basin, and fitted carpet.



BEDROOM THREE 2.9m x 2.9m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

BEDROOM FOUR 3m x 2.9m (max)

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

BATHROOM 2.9m x 1.7m

With beige suite comprising bath with shower over, WC & wash basin, radiator, partially tiled walls, vinyl flooring, and window to the rear elevation.

GARDEN

The large garden surrounds the property and is mainly laid to lawn, with some shrubs/trees. It is mostly level to the rear and directly to the front of the house, and slopes steeply down from the front garden to the road. There is private parking for 2 vehicles to the rear of the property.



High Tor, 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. Oil tank.

Council Tax: Band E

EPC Rating: F35

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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Dalriach Road. At the crossroads, take a sharp left then veer to the right onto Ardconnel Road. Turn left onto Laurel Road, then right into Laurel Crescent. Take a left at the brow of the hill, and High Tor is on the left.

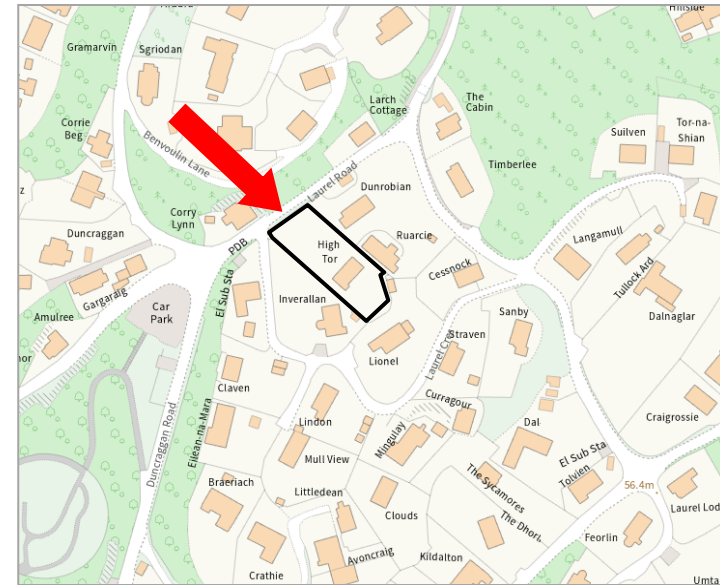
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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