



4 GLENQUAICH HOUSE | ARDCONNELL TERRACE | OBAN | PA34 5DJ



PRICE GUIDE: £160,000

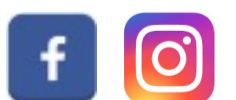
The subjects of sale form a desirable, lower ground floor flat, located in the centre of Oban. In very good order and neutrally decorated throughout, 4 Glenquaich House provides deceptively spacious accommodation, conveniently arranged over one level, and benefits from double glazing and electric heating. The bright open-plan lounge/kitchen/diner with oak flooring solid oak work surfaces and breakfast bar, is a most attractive feature. The remainder of the property comprises two double bedrooms and a generous bathroom with separate shower cubicle, whilst an exclusive elevated decked area in the garden to the rear of the property, is a fantastic addition. Due to the size and location, 4 Glenquaich House would make an ideal permanent or first time buyer's home, and could also provide an exciting business opportunity in a very buoyant rental market.

Oban itself provides a comprehensive range of services, both commercially and culturally. The town boasts a wide variety of businesses, offices, shops, restaurants, cafes and bars while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as "The Seafood Capital of Scotland", the town is also the Gateway to the Isles, with ferry, train and air services linking the islands to the mainland and central belt.



- Spacious Lower Ground Floor Flat
- Central Town Location
- Open-Plan Lounge/Kitchen/Diner
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Exclusive Elevated Garden Deck
- EPC Rating: E 44

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Accommodation

Open-Plan Lounge/Kitchen/Diner 5.9m x 4.3m

L-shaped, with window to front. Fitted with white kitchen units, offset with wooden work surfaces and breakfast bar. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Oak flooring. Open to walk-in cupboard, and door to hallway.

Walk-In Cupboard 1.6m x 1.2m

Slightly L-shaped. Wooden shelf. Oak flooring.

Hallway 3.7m x 1.0m

Built-in cupboard, housing hot water tank. Oak flooring. Doors to bathroom, bedroom and rear vestibule.

Bathroom 2.4m x 2.2m

L-shaped, with frosted window to front. Fitted with white suite of WC, wash hand basin, corner bath, and shower cubicle with Triton shower. Heated towel rail. Fully tiled walls and flooring.

Bedroom 4.3m x 3.6m

Angled room, with window to front.

Bedroom 3.1m x 2.6m

With window to side. Built-in cupboard (1.6m x 1.1m, with light).

Rear Vestibule 1.6m x 1.1m

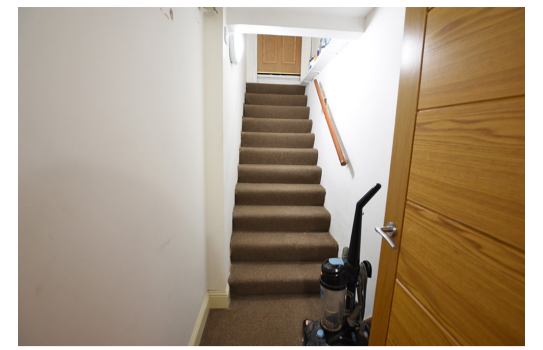
With stairs up to rear door. This leads to the communal hallway inside the main building. Doors to rear garden and front of main property.

Garden

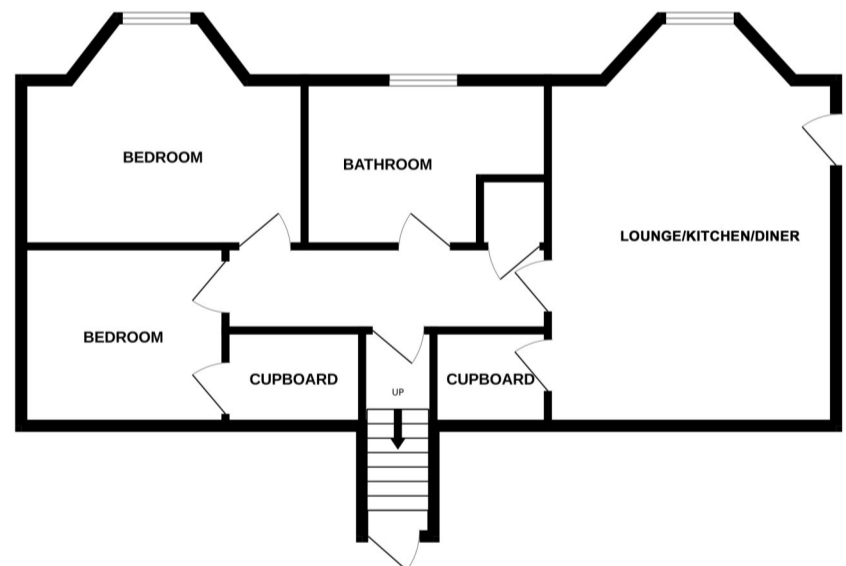
The sale of the property includes an exclusive elevated garden decking area to the rear, with views across the surrounding grounds.

Travel Directions

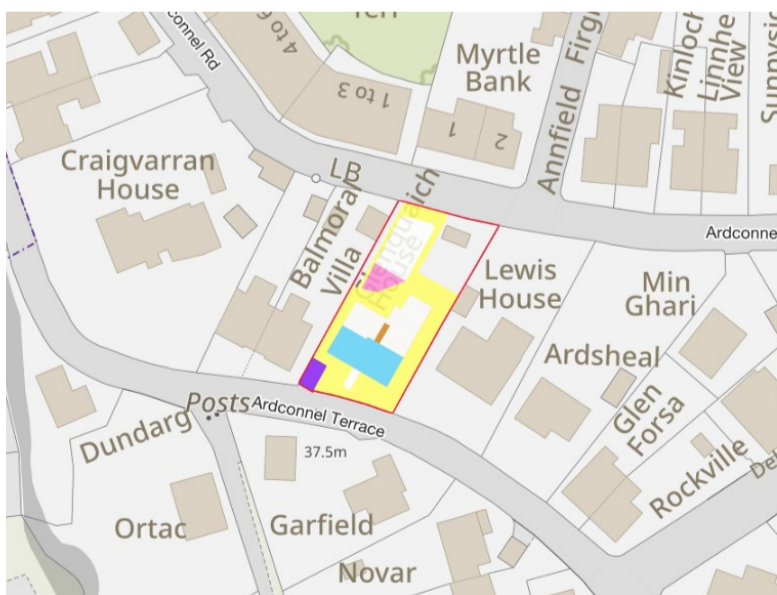
Approaching Oban on the A85 from the north, where the road descends in to the town, pass North Argyll House Residential Care Home on the right, and continue down the hill, passing Argyll House B& B on the left, and turn left on to Deanery Brae where signposted Breadalbane Street. Follow this road down to the junction, and continue ahead on to Dalriach Road. Continue ahead, passing Oban Bowling Club and turn left on to Dalriach Park Terrace, then right on to Ardconnel Road. Turn right on to Ardconnel Terrace and follow the road until reaching Glenquich House on the left hand side, directly after the garage with the blue door. Walk round the side to the left of the property and the entrance door is the first on the right.



Floor Plan



Exclusive Garden Ground for Number 4



Title Plan

The property is the lower ground floor flat of Glenquich House, the flat being coloured blue. The sale includes exclusive garden ground to the rear tinted pink. The property benefits from a servitude right of access by way of the pathways coloured yellow and also a right of access for emergency purposes only over the hallway and stairs coloured brown. For the avoidance of doubt, the garage shown coloured mauve is not included with the property and the owner of the garage has a right of access over the yellow for maintenance and repair purposes only.

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.

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