

# THE PROPERTY & PARKING



GLENDALE | LORNE TERRACE | MILLER ROAD | OBAN | PA34 4DY



## PRICE GUIDE: £175,000

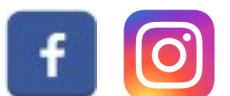
Situated within a pleasant and popular residential area of Oban, the subjects of sale form a desirable ground floor flat, with charming courtyard, and ample private off-street parking. In excellent order throughout, Glendale benefits from double glazing, mains gas central heating and has been upgraded and modernised in recent years. This bright and comfortable property enjoys deceptively spacious accommodation, conveniently arranged over one level, comprising a lounge, kitchen/diner, utility area, two double bedrooms, and a beautiful modern bathroom, plus entrance vestibules to the front. A most attractive feature of the property is the fully enclosed, private rear courtyard garden, ideal for entertaining, plus the generous private parking within the property boundary. Well located to take full advantage of the town's facilities and amenities, the property could provide a superb permanent home as currently used, or an excellent investment opportunity, in a very buoyant rental and self-catering 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.

- Attractive Ground Floor Flat
- Ample Private Off-Street Parking
- Convenient Town Location
- In Excellent Order
- Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Modern Bathroom
- Double Glazing & Mains Gas Central Heating
- Superb Private Courtyard Garden
- EPC Rating: C 71

### MacPhee & Partners

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Accommodation

**Entrance Vestibule 1.7m x 1.0m**  
UPVC front door with frosted glazed panel.  
Door to hallway.

**Hallway**  
Spacious, bright L-shaped hallway, with original doors, high ceilings, and large built-in cupboard, offering ample storage. Doors to lounge, kitchen/diner, bathroom and bedrooms.

**Lounge 3.6m x 3.6m**  
Comfortable lounge with large window to front, offering natural light, and providing space for a two and three seater sofa.

**Kitchen/Diner 3.6m x 3.5m**  
Family kitchen/diner, with window to rear, perfect for entertaining family and friends. Fitted with white kitchen units, offset with wood effect work surfaces. Integral oven. Gas hob with stainless steel extractor chimney over. One-and-a-half bowl, stainless steel sink unit. Tiled splashback. Plumbing for dishwasher. Worcester boiler, installed in 2022 and has been regularly serviced. Door to utility area.

**Utility Area 1.5m x 0.9m**  
Providing ample storage and benefiting from plumbing and electricity for a washing machine and tumble dryer. UPVC door with frosted glazed panel leading to the private courtyard garden.

**Bathroom 2.3m x 1.7m**  
With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity shelf, and bath with mains shower over, plus shower attachment. Fully tiled walls

and flooring, with underfloor heating. Heated towel rail.

**Bedroom 3.7m x 2.5m**  
With window to rear. Built-in large storage cupboard and ample space.

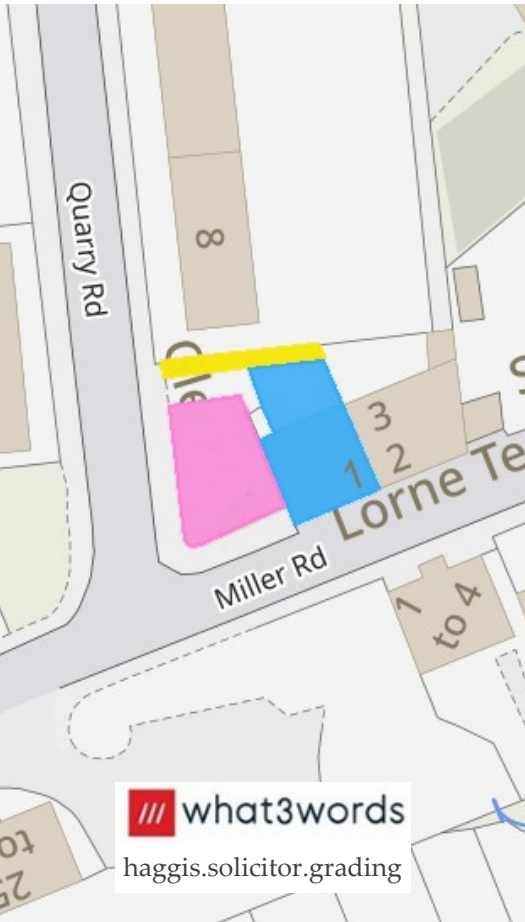
**Bedroom 3.6m x 3.5m**  
A quiet and relaxing double bedroom, with large window to front, benefiting from plenty of natural light. Benefits from a large built-in cupboard, which could be converted to a walk-in wardrobe.

**Garden**  
The property benefits from a superb private garden to the rear of the property, and is fully enclosed. Laid in the main to attractive stone paving, providing an excellent patio area, the area is offset with gravel, for ease of maintenance, and metal garden shed. An added bonus of the sale is the rarely available off-street parking area to the side, providing ample space for several vehicles, and private to this title.

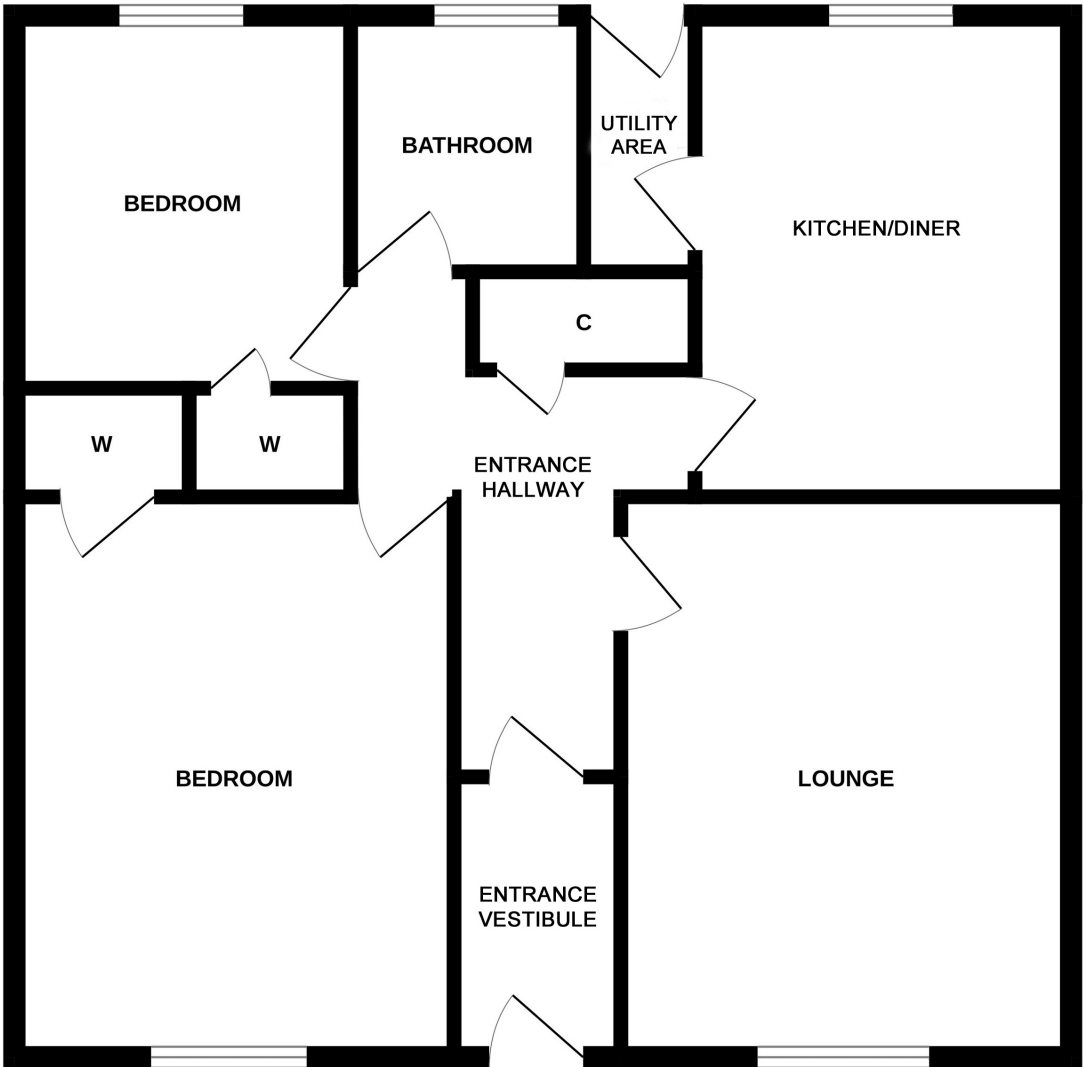
**Travel Directions**  
In Oban, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. Take the first left and continue on the A816, through the traffic lights, on to Combie Street, then ahead on to Soroba Road. Pass the petrol station on the left and continue to the junction immediately after the Job Centre, turning left on to Miller Road. Proceed ahead, turning left on to Quarry Road, and the private parking is located directly on the right hand side.



**Title Plan**  
The area shaded blue indicates the property and garden ground for sale, whilst the pink shaded area indicates the generous private parking area. A right of access to the garden is indicated by the yellow shading.



Floor Plan



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 6)'.