

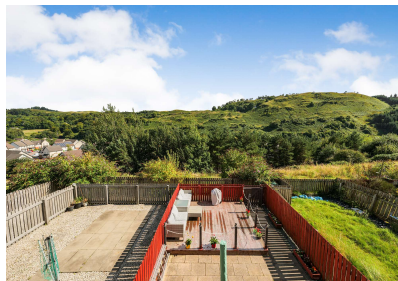


## 2 Bedroom Terraced

Fixed Price: £210,000

39 Catalina Avenue, Oban, Argyll, PA34 4DG

Desirable family home in a peaceful residential area of Oban with rural views to the rear. This modern energy efficient property is presented in walk-in condition offering spacious accommodation across two floors. Within walking distance of the town's school, facilities and amenities. A regular bus network to the town centre, delightful country walks and outdoor activities nearby. Comprising; Lounge, breakfasting kitchen, 2 double bedrooms, family bathroom and WC. The property further benefits from economical air sourced heating, a monoblock driveway/parking for 2 cars, double glazing, French doors from the lounge to the enclosed rear gardens with patio, bbq and decking area. Highspeed broadband, 4G and digital television are available.



  
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#### Entrance/Hallway

UPVC entrance door with opaque glass insert leads into the hallway with a WC, oak effect vinyl flooring. Two good sized storage cupboards, power sockets, pendant lighting, linked smoke detector, wall shelving and central heating radiator. The hallway leads to lounge, kitchen and carpeted staircase to first floor accommodation and family bathroom.

#### Lounge 4.8m x 3.2m

This light and bright space welcomes you with views and access to the rear garden through French patio doors. Oak effect vinyl flooring throughout, ample room for freestanding lounge furniture. Central heating radiator, linked smoke detector, wall mounted TV point and feature ceiling lighting.

#### Kitchen 4.3m x 2.4m

Modern breakfasting kitchen with ivory coloured shaker style wall and base units with t-bar handles. Oak effect worktops and white metro tiled splashbacks. Inbuilt halogen hob, oven and extractor hood above. Oak effect vinyl flooring, spotlighting, central heating radiator with shelf above, linked smoke/heat detector, contemporary 1 ½ bowl ceramic sink with mixer tap, window views to the front, space and plumbing for white goods. Area for a small table and chairs.

#### WC 2.0m x 1.1m

Located in the hall at the front door. Fresh white 2 piece suite with WHB and WC. Opaque window to front, central heating radiator, oak effect vinyl flooring and spotlighting.

#### First floor landing

Carpeted flooring, central heating radiator, linked smoke detector, feature spot lighting. Cupboard housing central heating controls and hot water tank with some space for linen storage.

#### Bedroom One 3.7m x 3.2m

Bright spacious double bedroom with window views to the front. Inbuilt wardrobes, wall mounted TV point, carpeted flooring, central heating radiator, feature lighting with room for freestanding furniture.

#### Bedroom Two 3.3m x 2.8m

Good sized double bedroom with rural views to the rear. Large Inbuilt double wardrobes with sliding doors, wall mounted tv point, carpeted flooring, feature lighting and central heating radiator. Ample space for freestanding furniture.

#### Family Bathroom 2.1m x 2.0m

Modern 4 piece suite with full sized bath, thermostatic shower and screen over bath, White respatex walls around the bath and shower areas. WC, WHB and vanity unit below. tile effect vinyl flooring, central heating radiator, feature spotlighting and opaque window to rear with deep ledge for toiletries storage.

#### Outside

The front of the property provides private parking for two vehicles on a monoblock driveway. The level rear garden is laid mainly to patio with a gate and fencing ideal for children or pet safety. The rear gate allows private access for wheelie bins etc. Large decking area with space for outdoor seating and BBQ's is ideal for relaxing in the sun with all the family. The rear garden offers countryside views of the hillside beyond and has a whirligig for drying laundry.

#### Location

Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

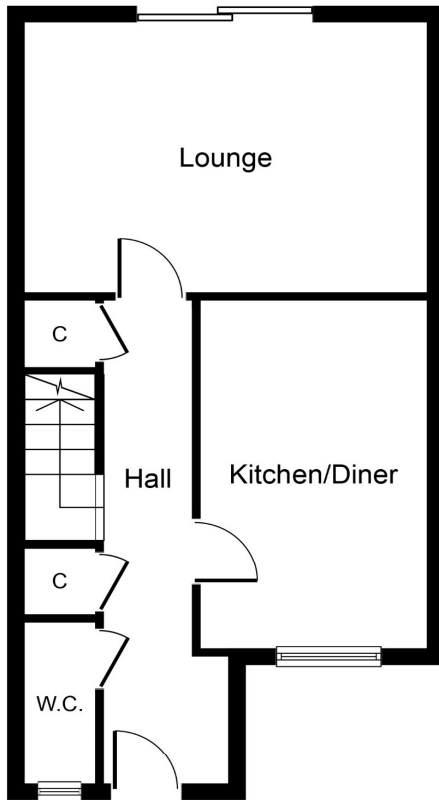
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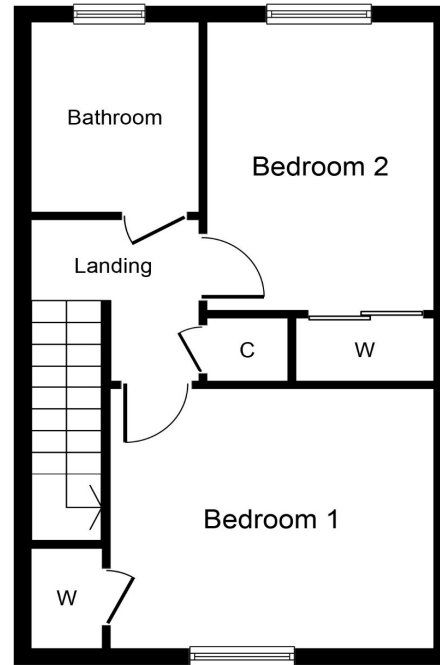
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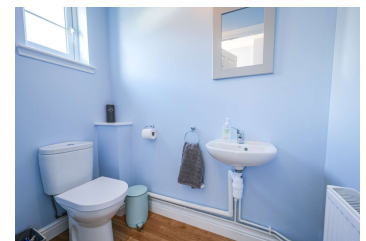
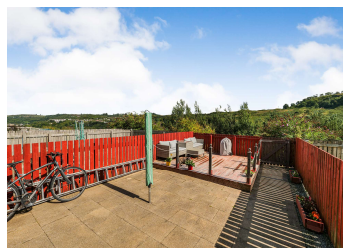
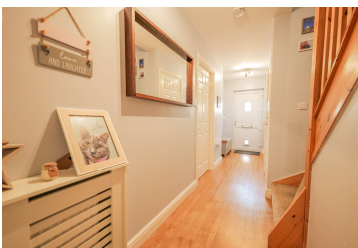


**Ground Floor**



**First Floor**

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We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

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