

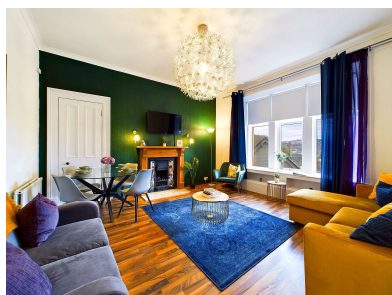


Ground Floor Apartment

Offers Over: £169,950

GF Balmoral Villa, Ardconnel Terrace, Oban, PA34 5DJ

Immaculately presented ground floor apartment within a charming Victorian Villa. Currently ran as a successful holiday let which would also suit a variety of buyers. Offering historical elegance with modern convenience and set in a desirable central location, the property boasts elevated views over the vibrant town of Oban towards the harbour and partial sea views beyond. Featuring a patio courtyard off the kitchen and vantage point raised decking with pergola at the top of the private, tiered rear garden. Presented in walk-in condition, this property invites you to move in with minimum fuss, making it an ideal home for those looking for a charming home in a prime Oban location. Contents and future holiday let bookings are available by separate negotiation with the current owner. Oban covers most major amenities with various restaurants, bars, high street shops, hospital, schooling, train station and ferry port. Comprising; Lounge/diner, kitchen, double bedroom, boxroom and bathroom. The property further benefits from an ornate living flame gas fire in lounge, gas central heating, double glazing, free on street parking to the front, ample storage throughout and timber garden store. Highspeed broadband, 4G and digital television are available. EPC D57 - Council Tax band C.




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Entrance hallway 4.50m x 1.13m / inner hallway 3.24m x 1.13m

Shared vestibule with the upper apartment leads to a timber entry door. A welcoming entrance hallway to the apartment with a mirrored wall creating a light and bright space, display shelving, laminate flooring, two central heating radiators, 3 inbuilt storage cupboards with shelving, pendant lighting, socket points and linked smoke detector.

Lounge/Diner 4.56m x 4.38m

Impressive and inviting room with high ceilings and wonderful full height elevated views across the harbour and town. Plenty of space for freestanding lounge and dining furniture. A lovely ornate gas fireplace central to the room with feature wall lighting either side. Laminate flooring, pendant lighting, inbuilt storage cupboard, tv point, socket points, linked smoke detector and two central heating radiators.

Kitchen 3.22m x 1.85m

Fully equipped galley kitchen with courtyard and rear garden access. Window view to side, matching wall and base units and ample worktop space. Tile effect vinyl flooring, tiled splashbacks, stainless steel sink, space and plumbing for white goods, 4 zone gas hob, electric oven/grill, strip style lighting, linked smoke detector, wall storage cupboards (one housing electrical switchboard) and ample socket points.

Bedroom One 3.38m x 2.45m

Good sized double bedroom offering an abundance of inbuilt wardrobes with drawers and clothes rail. Ample space for freestanding bedroom furniture, dual window views to rear with recessed shelving below, pendant lighting, loft hatch access to small storage area above, laminate flooring, linked smoke detector, central heating radiator and socket points.

Boxroom/study 2.75m x 1.13m

Currently used as an occasional second bedroom. Window view to rear, laminate flooring, pendant lighting, socket points and linked smoke detector.

Bathroom 1.90m x 1.69m

Three-piece suite with full sized bath, overhead electric shower, glazed screen, WHB and WC. Wet wall panels, vanity shelf, extractor fan, tile effect vinyl flooring, heated towel rail, spotlighting, flush ceiling light and loft hatch access to small storage area above.

Outside Area

The front garden is easily maintained with established plants to welcome you to the property. To the side a slabbed pathway leads to gated courtyard area with kitchen access. Private tiered rear garden is well stocked with a delightful vantage point raised decking and pergola with ample space for outdoor seating and bbq equipment. This spot provides fantastic views towards Oban bay and sea beyond. Timber store in need of repair or replacement. Free on street parking to the front of the property.

Location

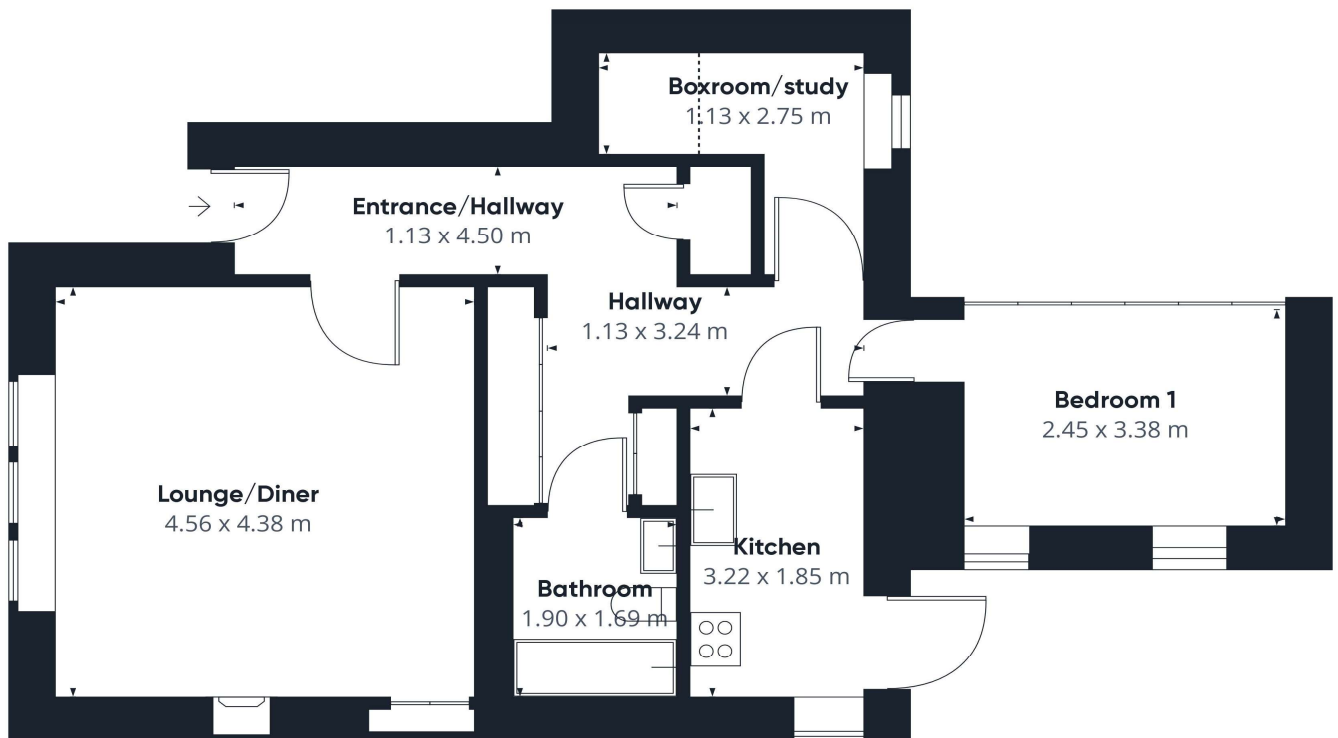
Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known 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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