



3 Bed Semi Detached

Guide Price: £189,950

4 Dalrigh, Dunollie Road, Oban, Argyll, PA34 5PG

Town centre family home in a quiet location with good size garden grounds. Walking distance with footpaths to the local amenities with various restaurants, bars, high street shops, hospital, schooling, train station and ferry port. Comprising; Lounge/diner, kitchen, 3 double bedrooms, and family bathroom. The property further benefits from off peak electric storage heating, double glazing, ample storage throughout, floored loft, enclosed front and rear gardens and drying green. The recent external insulation and render greatly improving the energy efficiency and external appeal. Internally the property requires a degree of modernisation with this taken into account by the surveyor's valuation and attractive marketing price for a good size family home in central Oban. Highspeed broadband, 4G and digital television are available. EPC D57 - Council Tax band C. Please note, the property is originally of single skin construction with external cladding and render recently added.

High street lenders such as Halifax will consider applications for mortgage purposes.




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Entrance Hallway

Glazed UVPC door with full height glazed side panel to entrance hallway. Carpeted flooring, pendant lighting, radiator, storage heater, inbuilt storage cupboard and socket point.

Lounge/Diner

Spacious room with dual aspect window views to front and rear. Plenty of space for freestanding lounge and dining furniture. Carpeted flooring, pendant lighting, tv point, socket points, smoke detector, two storage heaters and radiator. The open fire (could be reinstated if required and checked prior to use)

Kitchen

Access from hallway or rear garden with three handy pantry cupboards. Window view to rear, base units and ample worktop space. Tiled splashbacks, vinyl flooring, stainless steel sink, smoke detector, socket points, space and plumbing for white goods.

Bathroom

Three-piece suite with electric shower over the bath, WHB and WC. Extractor fan, wall mounted Dimplex heater, pendant lighting, opaque window to side, tiled walls and flooring.

First floor

Carpeted staircase with wooden balustrade to first floor accommodation with window view to side. Top landing floored loft hatch access, pendant lighting and smoke detector.

Bedroom One

Good sized double bedroom with window views to rear. Ample space for freestanding bedroom furniture, inbuilt wardrobe, pendant lighting, carpeted flooring, electric wall heater and socket points.

Bedroom Two

Good sized double bedroom with dual aspect window views with a glimpse of the sea to the front. Ample space for freestanding bedroom furniture, inbuilt wardrobe, pendant lighting, carpeted flooring, electric wall heater and socket points.

Bedroom Three

Good sized double bedroom with garden views and a glimpse of Oban Bay to the front. Ample space for freestanding bedroom furniture, inbuilt wardrobe, pendant lighting, carpeted flooring, electric wall heater and socket points.

Outside Area

The spacious enclosed front garden is easily maintained with lawn either side of slabbed pathway and gate provides access to walkway into town. To the side a slabbed pathway leads to rear garden with lawn and drying green. To the rear is vehicle access from Breadalbane Street and 2 footpath options into town.

Location

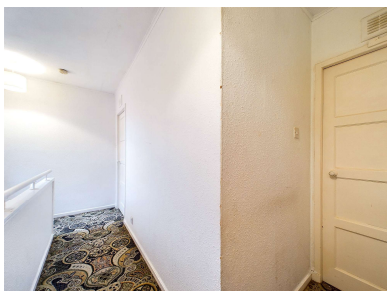
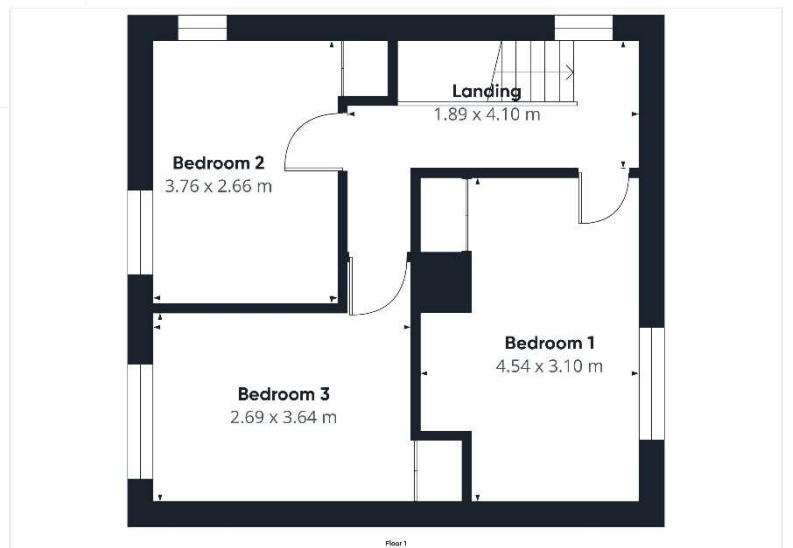
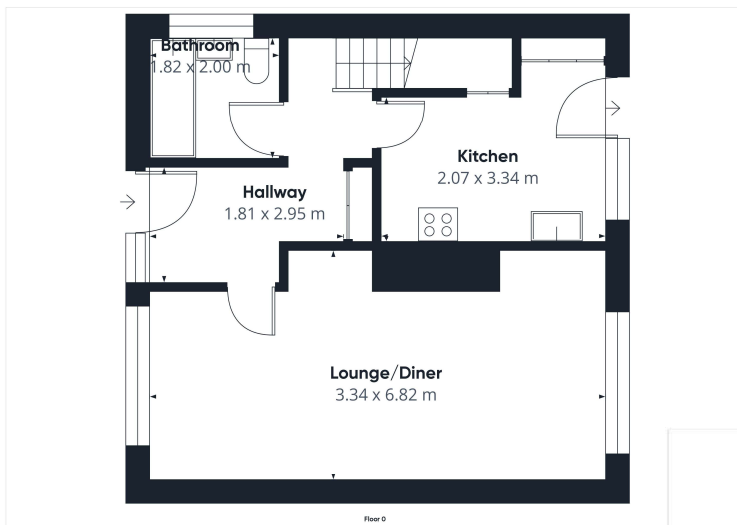
Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known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

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



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