

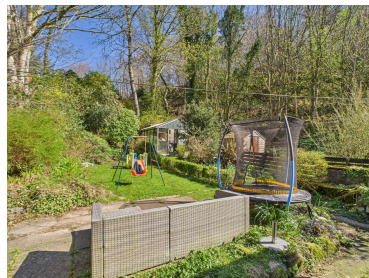


3 Bedroom Semi Detached

Guide Price: £199,950

24 Hazeldean Crescent, Oban, Argyll, PA34 5JT

Ideal starter family home in popular residential location near Oban's town centre. Offering a variety of buyers a rare opportunity to get on the property ladder. Set in a quiet position with appealing open plan living spaces, front and rear gardens with patio, and private parking for three vehicles. Atlantis Sports Centre and local primary school within walking distance not to mention the towns superb transport networks, country walks, amenities and various attractions available to all. Comprising; Lounge, open plan dining room to spacious kitchen extension, three double bedrooms, a family bathroom on ground floor and first floor WC. The property further benefits from two open fires (can reinstated once inspected if desired), off peak electric central heating, double glazing and ample storage throughout including loft space. Detached timber construction garage located nearby the property with nominal ground rent payable to A&B Council and subject to new property owner transfer being approved. Highspeed broadband, 4G and digital television are available. EPC rating E49 - Council Tax Band C.




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Entrance Porch 2.52m x 0.82m / Hallway 3.78m x 1.97m

Patio sliding glazed doors to entry porch with dual windows to front. Space for outdoor clothing and footwear, carpeted flooring and decorative timber wall cladding. Inner hallway has painted wooden flooring, stairs to first floor accommodation, feature pendant lighting, smoke detector, socket points and wall electric heater. Under the stairs offers storage space.

Lounge 4.60m x 3.78m

Light and bright family room with window views to the front. Ornate open fireplace with timber surround and tiled hearth, carpeted flooring, ample space for freestanding furniture, off peak electric storage heater, feature wall, pendant lighting, tv point and socket points.

Dining room 4.62m x 2.62m

Spacious dining room with rear garden window views. space for dining table, chairs and freestanding furniture. Carpeted flooring, off peak electric storage heater, cupboard housing the water tank, pendant lighting and socket points.

Kitchen 4.05m x 3.02m

Well equipped family kitchen with rear garden views and access. White matching wall and base units with numerous storage options including display shelving and wine rack. Plenty contrasting grey worktop space, tiled splashbacks, stainless steel sink with swan neck mixer tap, parquet effect vinyl flooring, socket points and spotlighting. Freestanding Indesit electric cooker with 4 zone hob, oven and grill. Plumbing and space for freestanding white goods.

Bathroom 2.59m x 1.86m

Three piece suite with P-shaped bath with modern mixer tap, overhead electric shower, WHB and WC. Curved glazed shower screen with mounted towel rail, heated towel rail, vanity storage cupboards and countertop. Laminate flooring, wet wall splashbacks extractor fan, flush ceiling light and opaque window to side.

First Floor

Carpeted staircase with handrail to first floor accommodation. Upper landing with carpeted flooring, loft hatch access, feature pendant lighting, window to side, smoke detector and off peak electric storage heater,

Bedroom one 4.67m x 2.80m

Large double bedroom with dual window views to the rear. Space for freestanding bedroom furniture, carpeted flooring, electric wall heater, pendant lighting and socket points.

Bedroom two 3.83m x 2.85m

Good sized double bedroom with window views to front. Fireplace with tiled surround and painted mantle (fire could be reinstated if desired). Space for freestanding bedroom furniture, carpeted flooring, pendant lighting and socket points.

Bedroom three 3.80m x 2.77m

Double bedroom with window views to front. Space for freestanding bedroom furniture, carpeted flooring, electric wall heater, pendant lighting and socket points.

WC 1.96m x 0.77m

Recently installed and modern two piece suite with WHB and WC. Vanity storage beneath WHB with mixer tap, vinyl flooring, wet wall panel splashback and wall mounted toilet tissue holder.

Garage 4.9m x 2.8m

Detached timber construction garage located nearby the property. Nominal ground rent payable to A&B Council and subject to new property owner transfer being approved.

Outside

To the front of the property a stone chipped driveway provides space for three vehicles. Slabbed pathway and timber fencing to side. Path at side with Rhododendrons to rear patio and seating area. Rear lawn area with clothes poles, established trees and plants in abundance in the enclosed rear gardens with raised beds with wild Geranium, Montbretia and Azealia's. An abundance of local wildlife visits the large natural area to the rear boundary with fencing. The garden shed in the rear garden would require restoration.

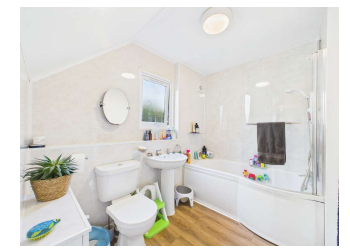
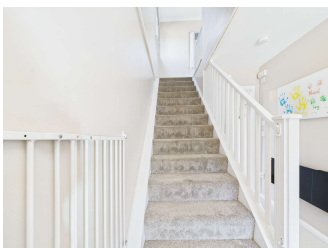
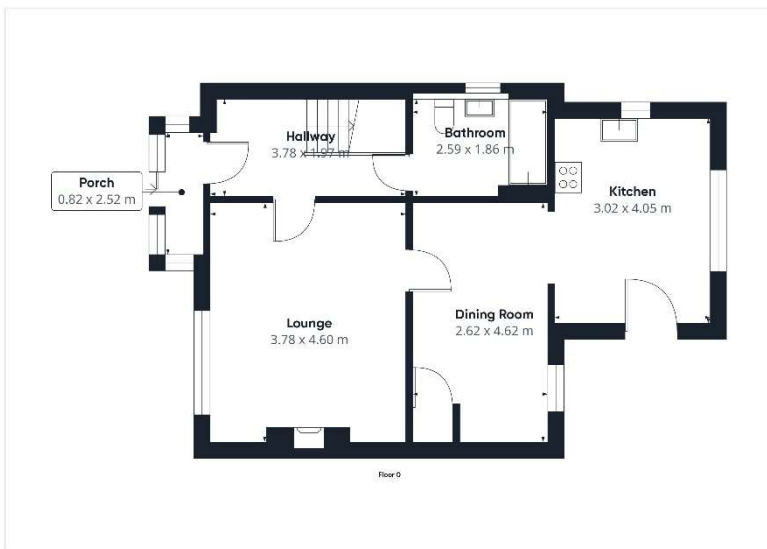
Location

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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