



## 2 Bedroom Terraced House

Guide Price: £170,000

13 McCaig Road, Oban, Argyll, PA34 4YD

Sought after family home presented in walk in condition, located in a popular residential area within walking distance of the local school and Oban town centre. This lovely property offers modern décor throughout, enclosed front and back gardens with south facing patio seating area and tool shed. Close to local amenities, hospital, transport network and various attractions available to all. Comprising; open plan lounge/diner, kitchen, 2 double bedrooms and family bathroom. The property further benefits from recently installed air source central heating and hot water system, double glazing, ample storage including loft space, resident car park to the rear and on street parking to the front. Easily maintained front and rear garden with whirly gig. Highspeed broadband, 4G and digital television are available.



  
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Front entrance porch 0.99m x 0.94m

UVPC entrance door with glazed insert, front facing window and spotlighting.

Lounge/Diner 6.04m x 3.67m

Open plan family room with window views to the front, ample space for freestanding lounge and dining furniture. LVT oak effect vinyl flooring, 2 central heating radiators, spotlighting, socket points and wall mounted tv point. Contemporary Sureflame electric fire central to the designer wall panelling with feature wall lighting.

Kitchen 2.74m x 2.66m

Fresh and modern with window views to rear garden and playing fields beyond. Matching wall and base shaker style units in white with ample worktop space in contrasting black. Under cabinet lighting, 4 zone electric hob, Indesit oven/grill and extractor hood. Tiled backsplashes, space and plumbing for white goods, tile effect vinyl flooring, stainless steel sink with swan neck mixer tap.

Hallway 2.14m x 1.90m

LVT timber oak vinyl flooring, smoke detector, feature pendant lighting, vertical central heating radiator, under stairs storage cupboard, socket points, central heating control panel and phone point.

Rear entrance porch 1.44m x 1.37m

UVPC door with glazed inserts and side panel, this gives access to rear garden. Space and hooks for outdoor clothing and footwear, dirt catcher matt, electrical switchboard and pendant lighting.

First floor

Recently carpeted staircase with feature integrated wall lighting to first floor landing with two inbuilt storage cupboards (one housing hot water tank). Loft hatch access, mid level window view to rear and feature pendant lighting.

Bedroom One 3.02m x 3.10m

Good sized double bedroom with recent carpeting, window views to front, fitted blinds, double inbuilt wardrobes with timber doors, pendant lighting, socket points, decorative dado rail, central heating radiator and ample space for freestanding bedroom furniture.

Bedroom Two 3.09m x 2.97m

Good sized double bedroom with recent carpeting, window views to front, double inbuilt mirrored wardrobes, pendant lighting, socket points, central heating radiator and ample space for freestanding bedroom furniture.

Bathroom 1.94m x 1.94m

White three piece suite with Mira electric shower with glazed screen over the bath, WHB and WC. Opaque window to rear, wet wall panel splashbacks, central heating radiator, Dimplex wall mounted downflow heater, vinyl flooring, pendant lighting and extractor fan.

Outside

The enclosed front garden is easily maintained with slabbed pathway, entry gate, level lawn and raised patio/seating area. To the rear of the property stairs lead to a artificial lawn for all year round use, whirligig, fenced enclosure with gate, tool shed, refuse storage area. Paths to school, local transport and town centre are nearby. Ample parking at the large car park to the rear and on street parking for one at the front of the property. Local play park and sport pitch adjacent to the property.

Location

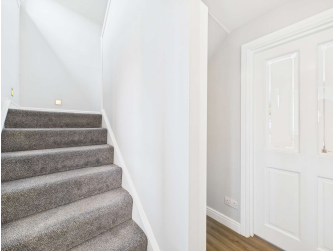
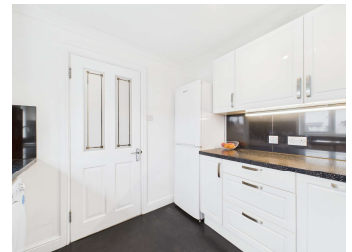
Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known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