

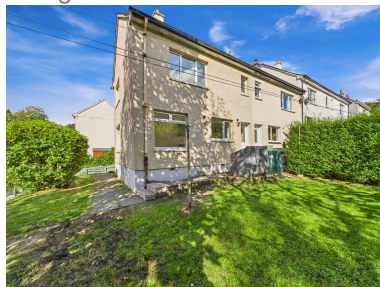


2 Bed End of Terrace

Guide Price: £170,000

24 Kerrera Terrace, Dunollie, Oban, Argyll, PA34 5AT

Appealing end terrace family home presented in walk in condition with good sized enclosed gardens and modern décor. This property boasts a contemporary newly installed kitchen with integrated appliances, new exterior and interior doors and an abundance of natural light throughout which will appeal to a wide range of buyers. The house has recently been fully rewired throughout and electrics are installed in the loft space for potential future development to a 3 bedroom family home as many neighbours have achieved. Property layout comprises; Lounge – semi open plan to the recently installed kitchen /diner, 2 double bedrooms, walk in storeroom and family bathroom. The property further benefits from an ornate open fire providing solid fuel central heating, cavity wall, loft and under floor insulation to improve energy efficiency, double glazing, enclosed front, side and rear gardens, off road residents parking nearby, ample storage throughout, linked smoke detectors, carbon monoxide alarms and large loft space. Highspeed broadband, 4G and digital television are available. EPC rating D61 - Council Tax Band C.




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Entrance

UVPC entrance door with opaque glazed insert and letter box to front porch area. Tiled flooring, window to front garden, spotlighting and plenty space for outdoor clothing and footwear. Inner hallway has laminate flooring, spotlighting, central heating radiator and stairs to first floor accommodation. Large cupboard under stairs with electricity and plumbing available to install washer and dryer to reduce noise in living area and improve kitchen space.

Lounge 3.95m x 3.07m

Good size lounge with picture window views to the side gardens streaming lots of natural light into the room. The focal point in the room is the ornate open fire with detailed metalwork and marble effect surround. Central heating radiator, laminate flooring, tv point, phone point, spotlighting and ample space for freestanding furniture.

Open plan Kitchen/Diner 5.97m x 2.34m

Fantastic newly installed fitted kitchen in light grey shaker style with integrated oven/grill, fridge/freezer, Hisense 4 zone hob and Samsung dishwasher. Ample durable scratch resistant resin worktops, dove grey shaker style wall and base units. Window views to rear gardens, stainless steel sink with swan neck mixer tap, laminate flooring and spotlighting throughout the family orientated space with access to the rear garden. Dining area with central heating radiator, water immersion and heating controls, large picture window views of the rear gardens and space for freestanding furniture.

First floor

Carpeted staircase to first floor landing with spotlighting and hatch to loft storage area.

Bedroom one 3.95m x 3.06m

Spacious double bedroom with elevated window views to the side, carpeted flooring, spotlighting, USB socket points and ample room for freestanding bedroom furniture.

Bedroom two 4.06m x 2.61m

Good size double bedroom with window views to the rear gardens, carpeted flooring, pendant lighting, USB socket points, inbuilt wardrobe with water cylinder and ample room for freestanding bedroom furniture.

Bathroom 1.90m x 1.61m

White 3 piece suite with Mira electric shower over the bath, WC and WHB with vanity storage below. Wet wall to shower and tiled floors, spotlighting, opaque window to rear, central heating radiator and extractor fan.

Storeroom 2.02m x 0.86m

Handy walk in storage facility which could be utilised as a small home office. Carpeted flooring, socket point, pendant lighting and small window to front. Could be converted to stair area for potential loft conversion.

Grounds

Front, side and rear gardens are mainly laid to lawn with gated entrance. Slabbed pathways and steps to front and rear door. Outdoor power point added, automatic light for back door and outside tap in situ. Flowering shrubs such as Rhododendron and established trees compliment the grounds offering privacy and inviting local wildlife to the grounds. Coal bunkers available for easy storage of solid fuels. Free resident parking area nearby.

Location

The house is within walking distance to Park School, Dunollie play park, Atlantis leisure centre, the beach, Dunollie castle, the Kettle Cafe and many dog walks within Dunollie woods.

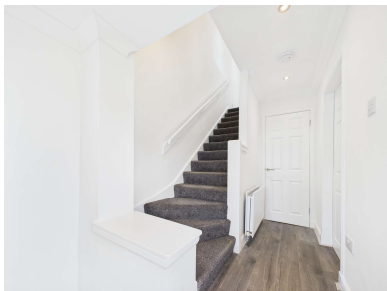
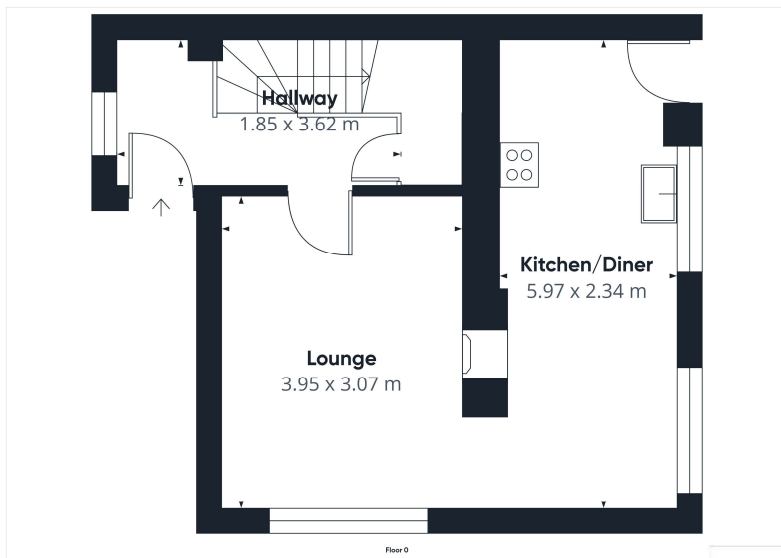
Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known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