



ALLENDALE SOROBA ROAD OBAN, PA34 4JF

A Substantial Semi-Detached Victorian Property

Retaining Many Original Period Features

Within Walking Distance Of The Town Centre

Hall : Sitting Room : Dining Room : Kitchen

4 Bedrooms : Shower Room : Cloak Room

Patio And Parking Area : Shared Driveway

In Need of Some Upgrading And Modernisation

Guide Price £220,000

Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

Allendale is a substantial semi-detached Victorian property, with rear extension, situated within level walking distance of the town centre. Whilst in need of some upgrading and modernisation the well proportioned accommodation retains many of the original period features associated with a property of this era, and benefits from a modern kitchen and shower room, together with an effective gas central heating system. Externally there is a bright and sunny paved patio area and parking, all adding to the appeal of this fine family sized home.



DETAILS OF ACCOMMODATION

Hall with external door to front, central heating radiator, ceiling light fitting, fitted carpet.

Sitting Room: 3.86m x 3.58m, window to front, fireplace with polished slate surround (currently non-operational), central heating radiator, ceiling light fitting, fitted carpet.

Dining Room: 3.46m x 3.04m, coal effect gas fire (currently non-operational), built-in cupboards, one housing hot water tank, central heating radiator, ceiling light fitting, fitted carpet.

Kitchen: 4.67m x 2.20m, external door to side, window to rear, Velux roof light windows, fitted with a range of gloss units with worktops, electric oven, gas hob with decorative hood over, sink with drainer, washing machine, fridge/freezer, wall tiling, hatch to roof space, recessed ceiling lights, tiled floor.

Bedroom 4: 3.17m x 2.28m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

Cloak Room: 1.87m x 0.94m, wc, whb, understair cupboard, ceiling light fitting, vinyl flooring.

A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with window to side, cupboard with light, hatch to roof space, ceiling light fitting, fitted carpet.

Bedroom 1: 3.60m x 3.04m, window to front, whb, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 3.44m x 3.00m, window to rear, whb, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.19m x 2.52m, window to front, fitted drawer units with whb built-in, fitted wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Shower Room: 2.49m x 2.17m, windows to rear, shower enclosure with electric shower unit and glazed door, whb, wc, waterproof wall panelling, central heating radiator, ceiling light fitting, fitted carpet.

GARDEN

Allendale has an enclosed paved patio area to the rear bordered by mature shrubs, together with a parking area. There is a shared driveway to the side.

GENERAL INFORMATION

Services: Mains electricity, water, drainage and gas. **Council Tax:** Band E.

Home Report: Available from the Selling Agents. **EPC Rating:** E51.

Guide Price: Two Hundred & Twenty Thousand Pounds (£220,000). Offers are invited and should be submitted to the Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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