



## Raslie

Glenshellach Road | Oban | PA34 4PP

Offers Over £295,000

**Fiuran**  
PROPERTY

# Raslie

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Raslie is an exceptional 3 Bedroom detached Residence, recently and comprehensively refurbished to an outstanding standard throughout. Ideally situated within easy walking distance of Oban town centre, the property further benefits from an enclosed garden, a useful storage shed, and free parking.

## Key Features

- Immaculately presented 3 Bedroom detached Home
- Recently & comprehensively refurbished throughout
- Porch, Hallway, open plan Kitchen/Diner/Lounge
- 3 Bedrooms, Bathroom, Shower Room
- Built-in storage in all Bedrooms
- Replacement double glazing throughout
- Oil central heating & gas stove in Lounge
- New boiler fitted in 2023
- Excellent storage including large Loft
- White goods, window coverings & flooring included
- Enclosed, paved garden with shed to the side
- External 'lean-to' with lighting & power to the rear
- Free parking to side of property
- Convenient to town centre and amenities



Raslie is an exceptional 3 Bedroom detached Residence, recently and comprehensively refurbished to an outstanding standard throughout. Ideally situated within easy walking distance of Oban town centre, the property further benefits from an enclosed garden, a useful storage shed, and free parking.

The well-presented ground floor accommodation comprises an inviting entrance Porch with a shelved storage cupboard, a welcoming Hallway with staircase leading to the first floor, a contemporary Shower Room, and a stylish modern fitted Kitchen open plan to a bright Dining Area and comfortable Lounge featuring a gas stove.

On the first floor, the property offers a spacious landing, three well-proportioned Bedrooms (all with built-in storage), and a modern family Bathroom. In addition, there is access to a generous loft space, providing excellent storage potential.

### **APPROACH**

The property is accessed via parking to the side, with entry through the garden leading to the entrance Porch.



### GROUND FLOOR: PORCH

With built-in shelved cupboard, inset door mat, and glazed door leading to the Hallway.

### HALLWAY

With carpeted stairs rising to the first floor, built-in under-stair storage with lighting, radiator, wood effect flooring, and doors leading to the Dining Area, Lounge and Shower Room.

### KITCHEN 3.05m x 3m

Open plan to the Dining Area and Lounge, newly fitted with a range of modern base & wall mounted units, granite work surfaces, stainless steel sink & drainer, built-in electric oven, microwave, ceramic hob, cooker hood, integrated dishwasher, ceiling downlights, wood effect flooring, and window to the front.

### DINING AREA 3.45m x 3m

With window to the rear elevation, radiator, wall-mounted shelving, ceiling downlights, wood effect flooring, and door leading to the side of the property.

### LOUNGE 5.3m x 3.8m

With large window to the front elevation, radiator, fireplace with gas stove, ceiling downlights, and wood effect flooring.

### SHOWER ROOM 2.45m x 1.2m (max)

Newly fitted with WC & wash basin, shower enclosure with electric shower, heated towel rail, tiled walls, wood effect flooring, and glass blocks & window to the rear elevation.



### FIRST FLOOR: UPPER LANDING

With 2 windows to the rear elevation, radiator, fitted carpet, access to the Loft, and doors leading to all Bedrooms & the Bathroom.

### BEDROOM ONE 3.85m x 3.75m

With 2 windows to the front elevation, 2 built-in wardrobes, radiator, and fitted carpet.

### BEDROOM TWO 3.75m x 3m

With window to the front elevation, 2 built-in wardrobes, radiator, and fitted carpet.

### BEDROOM THREE 3.6m x 2.6m (max)

With window to the side elevation, built-in shelved cupboard, radiator, and fitted carpet.

### BATHROOM 2.55m x 2m

Newly fitted with modern white suite comprising bath with mixer shower over, WC & wash basin, tiled walls, ceiling downlights, wood effect flooring, and window to the side elevation.

### LOFT

Floored storage space, with Ramsay style ladder.

### LEAN-TO

To the rear of property, with power & lighting.

### ENCLOSED GARDEN

The side garden is predominantly paved with slabs and features a timber garden shed. A pathway runs around the perimeter of the property. There is free parking available adjacent to the property.



## Raslie, Oban



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity & drainage. Oil tank.

**Council Tax:** Band E

**EPC Rating:** D63

**Gross Internal Floor Area:** 112m<sup>2</sup>

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From Argyll Square head along Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace. After the railway bridge, take a left into Glenshellach Road. Raslie is on the right, and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

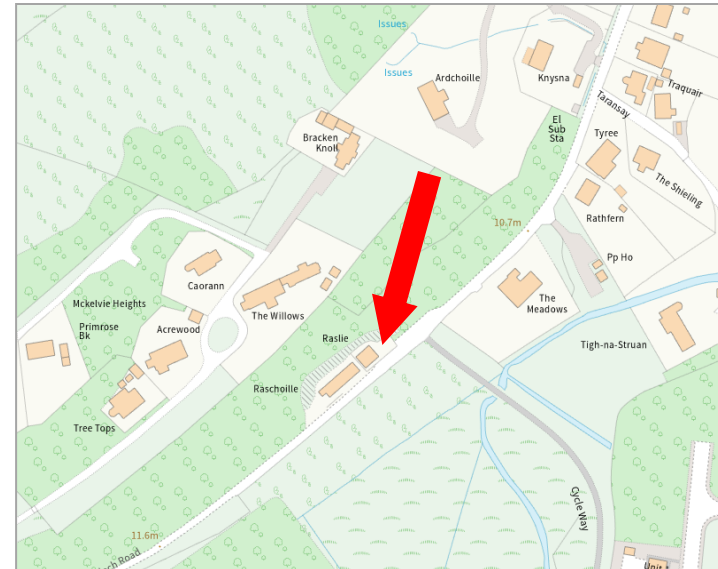
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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