



6 Hazeldean Crescent, Oban, PA34 5JT

- **A Well Proportioned Semi-Detached House**
- **Of Non-Conventional Cruden Rural Construction**
- **In A Quiet Established Residential Development**
- **Within Walking Distance Of The Town Centre**
- **Hall : Sitting Room : Kitchen : Utility Room**
- **3 Bedrooms : Shower Room**
- **Good Sized Garden : Timber Shed : On Street Parking**

Guide Price £160,000

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.

Number 6 Hazeldean Crescent is a well proportioned semi-detached house of non-conventional construction, known as Cruden Rural. It is pleasantly situated on the fringe of a quiet, established residential development which is conveniently located within easy walking distance of the town centre and amenities. Although in need of some upgrading and maintenance the property does benefit from a modern shower room and fitted kitchen, together with an effective Rointe electric heating system. In addition, the good sized and easily managed areas of garden to the front and rear add to the appeal of this attractive home.



DETAILS OF ACCOMMODATION

Hall with external door to front, cupboard, Rointe electric heater, coat hooks, ceiling light fitting, fitted carpet.

Sitting Room: 5.23m x 3.57m, window to front, coal effect electric fire in brick surround with tiled hearth, Rointe electric heater, ceiling light fitting, fitted carpet.

Kitchen: 3.86m x 2.23m, window to rear, fitted with a range of wall mounted and floor standing units with worktops, double oven, ceramic hob with extractor over, integrated dishwasher, integrated fridge/freezer, 1½ bowl stainless steel sink with drainer, cupboard housing hot water tank, storage cupboard, Rointe electric heater, ceiling light fitting, vinyl flooring.

Utility Room: 1.32m x 1.25m, external door to side, cupboard with shelving, cupboard with plumbing for washing machine, ceiling light fitting, vinyl flooring.

Shower Room: 1.98m x 1.71m, window to rear, shower enclosure with electric shower unit and glazed doors, whb, wc, wall panelling, heated towel rail, ceiling light fitting, vinyl flooring.

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

Bedroom 1: 4.54m x 2.62m, window to front, built-in wardrobe, Rointe electric heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.55m x 3.61m, window to rear, built-in wardrobe, Rointe electric heater, ceiling light fitting, fitted carpet.

Bedroom 3: 3.80m x 2.72m, window to rear, built-in wardrobe, Rointe electric heater, ceiling light fitting, fitted carpet.

GARDEN

Number 6 enjoys a good sized, easily managed garden, laid mainly to lawn and bordered by fencing. There is on-street parking to the front. **Timber Shed.**

GENERAL INFORMATION

Services: Mains water, electricity and drainage. **Council Tax Band:** C. **EPC Rating:** F30.

Home Report & Engineers Report: Available from the Selling Agents. **Viewing:** Strictly by prior arrangement with the Selling Agents.

Guide Price: One Hundred & Sixty Thousand Pounds (£160,000). Offers are invited and should be submitted to the Selling Agents.

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



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