



## Guisachan

Longistan Road | Oban | PA34 5JW

Guide Price £250,000

**Fiuran**  
PROPERTY

# Guisachan

Longistan Road | Oban | PA34 5JW

Guisachan is an attractive 3 Bedroom semi-detached Home, ideally situated within easy reach of Oban town centre. Benefiting from private parking and a low-maintenance garden, the property also offers excellent potential for modernisation, making it an ideal opportunity for buyers to update and add value.

Special attention is drawn to the following:-

## Key Features

- Spacious 3 Bedroom semi-detached House
- Quiet cul-de-sac in convenient town centre location
- Porch, Hallway, Kitchen, Lounge
- Dining Room, 3 Bedrooms, Bathroom
- Sizeable Loft with Skylight window
- Excellent built-in storage throughout
- Gas central heating
- Fully double glazed
- White goods, window coverings & flooring included
- Easily maintained garden to front & side
- Private parking for 2/3 vehicles
- Close to amenities and on excellent bus route



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The accommodation is arranged over two floors, with the ground floor comprising an entrance Porch, welcoming Hallway with staircase to the upper level, fitted Kitchen with direct access to the rear garden, a bright and spacious Lounge, and a generous Dining Room. Upstairs, the property offers three well-proportioned Bedrooms, a family Bathroom, and access to a sizeable Loft providing additional storage potential.

Further benefits include gas central heating, double glazing throughout, and excellent storage facilities. Externally, the property enjoys a terraced rear garden with drying green, while to the front there is a patio seating area and private off-road parking for up to three vehicles.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via private parking area to the side, and entrance at the front into the Porch.

#### **FRONT PORCH**

With small cupboard (housing the electric meter/fuse box), coat hooks, carpet tiles, and glazed internal door leading to the Hallway.

#### **HALLWAY**

With stairs rising to the first floor, under-stair storage cupboard, radiator, fitted carpet, and doors leading to the Kitchen, Lounge and Dining Room.

#### **KITCHEN** 3.15m x 2.4m

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in shelved cupboard with small window, radiator, vinyl flooring, window to the side elevation, and external door leading to the rear garden. Range of white goods included in the sale (no guarantees).

#### **LOUNGE** 4.65m x 3.85m (max)

With Bay window to the front, fireplace with gas fire, radiator, and fitted carpet.

#### **DINING ROOM** 4.2m x 3.35

With window to the rear elevation, fireplace with electric fire, radiator, and fitted carpet.



### LANDING

With window to the side elevation, fitted carpet, access to the Loft and doors leading to all Bedrooms and the Bathroom.

### BEDROOM ONE 4.7m x 3.2m

With window to the front elevation, radiator, wash hand basin vanity unit, and fitted carpet.

### BEDROOM TWO 3.5m x 3.15m

With window to the rear elevation, radiator, wash hand basin, built-in shelved cupboard (housing the hot water cylinder), and fitted carpet.

### BEDROOM THREE 3.55m x 2.55m (max)

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

### BATHROOM 2.4m x 1.9m

With white suite comprising bath, WC & wash basin, tiled shower enclosure with mixer shower, radiator, partially tiled walls, fitted carpet, and window to the side elevation.

### LOFT

Large storage space with skylight.

### GARDEN

The property benefits from easily maintained garden grounds to both the front and rear. To the front, there is a patio area, while the rear features a terraced garden with a selection of mature shrubs and a gravelled drying green. A private driveway to the side of the property provides off-street parking for up to 3 vehicles.



## Guisachan, 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, gas, and drainage.

**Council Tax:** Band E

**EPC Rating:** E48

**Internal Floor Area:** 99m<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 the A85 from Glasgow, turn left onto Deanery Brae, and take a left onto Croft Road. Take a left near the top of the hill into Longistan Road. Guisachan is straight ahead and can be identified by the For Sale sign in the window.

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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.



# Fiuran

PROPERTY

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