



5 Quarry Road

Oban | Argyll | PA34 4DP

Guide Price £195,000

Fiuran
PROPERTY

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5 Quarry Road is a spacious 2 Bedroom mid-terraced House located close to Oban town centre and local amenities, with gas central heating, new roof, and new front door. Further benefits include an enclosed garden, private parking, and timber shed.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom mid-terraced House
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Good storage, including large Loft
- Double glazing throughout
- Gas central heating
- Window coverings & flooring included
- New roof & front door
- Easily maintained, enclosed garden
- Timber shed
- Private parking to front
- Bus stop & supermarkets nearby
- Convenient to town centre and amenities



5 Quarry Road is a lovely 2 Bedroom mid-terraced House offering well-proportioned accommodation in a convenient residential location, close to local amenities and within easy reach of the town centre.

The property comprises a welcoming Hallway, fitted Kitchen with direct garden access, and spacious Lounge/Diner. There are two good-sized double Bedrooms and a Bathroom, with excellent storage, including a large Loft providing useful additional space. The property benefits from double glazing throughout and gas central heating, with the roof and front door having been recently replaced.

Externally, the property has an easily maintained enclosed garden to the rear, together with a timber shed. Private parking is available to the front, while a nearby bus stop and supermarkets add to the property's convenience, making this an appealing home for a range of buyers.

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

APPROACH

Via driveway and private parking to the front of the property, and entrance at the front into the Hallway. There is also a communal passageway, giving access to the rear of the property.

GROUND FLOOR: HALLWAY

With window to the front elevation, carpeted stairs rising to the first floor, under-stair cloak area, radiator, wood effect flooring, and doors leading to the Kitchen and Lounge/Diner.

KITCHEN 3.1m x 2.6m (max)

Fitted with a range of wood effect base & wall-mounted units, work surfaces, stainless steel sink & drainer, tiled-splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, fridge/freezer, dishwasher, radiator, ceiling downlights, vinyl flooring, window to the rear elevation, and door leading to the rear garden.

LOUNGE/DINER 6.15m x 3.55m (max)

With dual aspect windows to the front & rear elevations, 2 radiators, and wood effect flooring.



FIRST FLOOR: UPPER LANDING

With fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4.65m x 2.7m

With window to the front elevation, radiator, built-in storage cupboard (housing the gas boiler), and fitted carpet.

BEDROOM TWO 3.6m x 3.25m

With window to the rear elevation, radiator, and fitted carpet.

BATHROOM 1.9m x 1.65m

With white suite comprising bath with mixer shower over, WC & wash basin vanity unit, radiator, ceiling downlights, tiled walls, tiled flooring, and window to the rear elevation.

LOFT

Partially floored, with skylight and Ramsay style ladder.

GARDEN

The enclosed rear garden is laid to a combination of paving and lawn and includes a timber garden shed. To the front, there is a small patio and lawned area, together with a stone-chipped driveway providing off-road parking for up to two vehicles.



5 Quarry Road, 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 B

EPC Rating: C74

Gross Internal Floor Area: 73m²

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 Soroba Road and take a left at the Parish Church, then take a right into Quarry Road. No. 5 is on the left and can be identified by the For Sale sign in the window.

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.

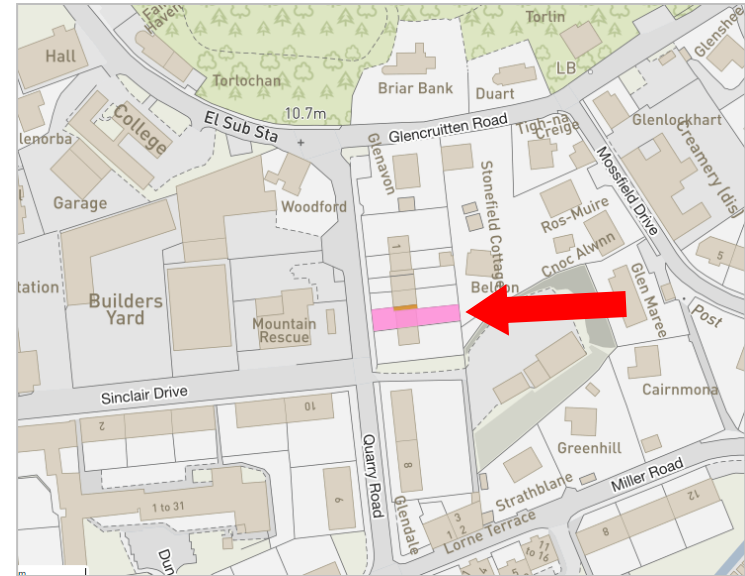
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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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