



7 Longsdale Terrace

Oban | Argyll | PA34 5JS

Guide Price £210,000

Fiuran
PROPERTY

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7 Longsdale Terrace is a recently renovated 3 Bedroom end-terraced Home, benefiting from a new Kitchen, modern Bathroom, private parking and enclosed rear garden. Fully rewired, double glazed, and ideally located close to town centre amenities.

Special attention is drawn to the following:

Key Features

- Stunning 3 Bedroom end-terraced House
- Recently renovated throughout
- Porch, Hallway, Lounge/Diner, new Kitchen
- 3 double Bedrooms, Bathroom
- Fully double glazed & effective electric heating
- Fully rewired & re-pointing to roof
- Most internal doors & back-door replaced
- All internal walls stripped & skimmed
- New flooring & carpets throughout
- Replacement hot water tank & expansion vessel
- White goods & some window coverings included
- Excellent storage, including eaves storage
- Enclosed rear garden with patio, outdoor tap & socket
- Property exterior (including window frames & sill) painted
- Private off-street parking
- Convenient to town centre & amenities



7 Longsdale Terrace is a stunning 3 Bedroom end-terraced House that has been recently renovated throughout, offering an excellent opportunity for buyers seeking a modern, move-in-ready home. The accommodation comprises a welcoming Porch and Hallway, a spacious Lounge/Diner and a newly fitted Kitchen, together with 3 generous double Bedrooms and a family Bathroom.

The property has been comprehensively upgraded, including full rewiring, re-pointing to the roof and replacement of most internal doors and the back door. All internal walls have been stripped and re-skimmed, while new flooring and carpets have been fitted throughout. Further improvements include a replacement hot water tank and expansion vessel, fully double-glazed windows and effective electric heating.

Externally, the property has been freshly painted, including the window frames and sills. The enclosed rear garden provides a pleasant outdoor space with a patio, outdoor tap and power socket. Private off-street parking and excellent storage, including useful eaves storage, add further practicality.

APPROACH

Via entrance at the front into the Porch, or at the rear into the Kitchen.

GROUND FLOOR: PORCH

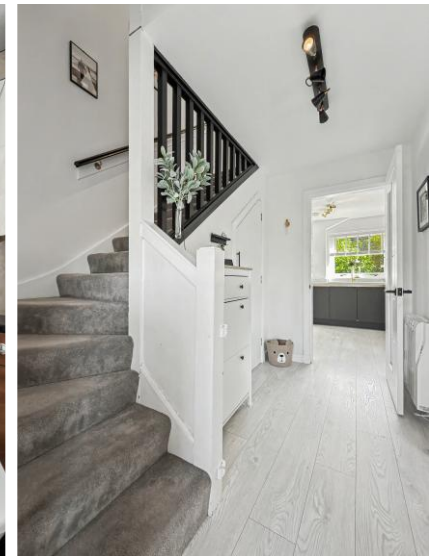
With window to the front elevation, small built-in cupboard (housing the electric consumer unit), cloak area, wood effect flooring, and glazed door leading to the Hallway.

HALLWAY

With carpeted stairs rising to the first floor, under-stairs storage cupboard, electric 'Rointe' heater, wood effect flooring, and doors leading to the Lounge/Diner & Kitchen.

KITCHEN 3.1m x 2.7m

Fitted with a range of modern base & wall mounted units, work surfaces, 1.5 bowl sink & drainer, tiled splash-backs, built-in electric double oven, ceramic hob, cooker hood, integrated fridge/freezer, window to the rear elevation, wood effect flooring, and replacement external door leading to the rear garden.



LOUNGE/DINER 5.95m x 3.35m (max)

With dual aspect windows to the front & rear elevations, 'Rointe' heater, and wood effect flooring.

FIRST FLOOR: MIDDLE LANDING

With stairs rising to the top floor, fitted carpet, electric 'Rointe' heater, built-in shelved cupboard (housing the replacement hot water tank & expansion vessel), and doors leading to Bedroom One, Bedroom Two and the Bathroom.

BEDROOM ONE 3.85m x 3m

With window to the rear elevation, newly fitted electric 'Rointe' heater, and fitted carpet.

BEDROOM TWO 3.85m x 2.85m

With window to the front elevation, newly fitted 'Rointe' heater, and fitted carpet.

BATHROOM 1.9m x 1.65m

With modern white suite comprising bath with electric shower over, vanity WC & wash basin, window to the rear elevation, Respatex style wall paneling, and tiled flooring.

TOP FLOOR: UPPER LANDING

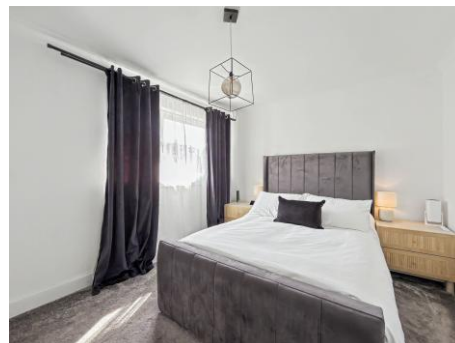
With Velux style window to the rear, study area, built-in cupboard, fitted carpet, & door leading to Bedroom Three.

BEDROOM THREE 3.85m x 3.6m

With Velux style windows to the front & rear elevations, wall-mounted electric heater, ceiling downlights, built-in wardrobe, eaves storage, and fitted carpet.

GARDEN

The property benefits from an enclosed rear garden, featuring a patio area and artificial grass, providing a low-maintenance outdoor space. An external tap and electricity socket add further convenience. To the front, there is a small lawn with raised planters containing a selection of shrubs, together with a private mono-blocked parking space



7 Longsdale Terrace, 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.

Council Tax: Band C

EPC Rating: E44

Gross Internal Floor Area: 93m²

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 carry straight on to Longsdale Road. Take the second exit on the left into Longsdale Terrace. Follow the road around to the right. No.7 is the last terraced house 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).

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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