



55 Catalina Avenue

Oban | Argyll | PA34 4GD

Guide Price £275,000

Fiuran
PROPERTY

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55 Catalina Avenue is a stunning 3 Bedroom semi-detached Home with air source heat pump, excellent storage, beautifully maintained enclosed garden with summer house & decking, private parking for 2 vehicles and convenient location close to Oban.

Special attention is drawn to the following:-

Key Features

- Stunning 3 Bedroom semi-detached Home
- Hallway, Kitchen, Lounge/Diner, WC
- 3 Bedrooms, En Suite Shower Room, Bathroom
- Built-in wardrobes in all Bedrooms
- Double glazing throughout
- Air source heat pump for heating & hot water
- Excellent storage including large Loft space
- White goods, window coverings & flooring included
- Beautifully maintained enclosed rear garden
- Large timber shed/summer house & decking
- Private, off-road parking for 2 vehicles
- Convenient to Oban town centre and amenities
- No chain



55 Catalina Avenue is a stunning 3 Bedroom semi-detached Home, beautifully presented throughout and conveniently located close to Oban town centre and its amenities. Benefiting from an air source heat pump, double glazing and excellent storage, the property offers comfortable, energy-efficient living.

The well-appointed accommodation comprises a Hallway, modern fitted Kitchen, spacious Lounge/Diner, WC, 3 Bedrooms with built-in wardrobes, En Suite Shower Room and family Bathroom. Additional storage is provided by a large Loft, whilst white goods, window coverings and flooring are included in the sale.

Externally, the property boasts a beautifully maintained, enclosed rear garden with decking and a large timber shed/summer house, ideal for outdoor entertaining. Private off-road parking for 2 vehicles and no onward chain further enhance its appeal.

The accommodation is arranged as follows:

APPROACH

Via private parking to the side of the property, and entrance at the front into the Hallway.

GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, under-stair cupboard, radiator, LVT flooring, and doors leading to the Kitchen, Lounge/Diner and WC.

KITCHEN 5.55m x 3.4m

Fitted with a range of modern white gloss base & wall mounted units, work surfaces with matching splash-backs, black composite sink & drainer with professional style spray tap, 2 built-in electric ovens, ceramic hob, cooker hood, integrated slimline dish-washer, washing machine, American style fridge/freezer with LED backdrop, radiator, LVT flooring, window to the front elevation, and external door leading to the side of the property.



LOUNGE/DINER 6.15m x 3.25m

With 2 windows to the rear elevation, 2 radiators (one with cover), and fitted carpet. Space for dining furniture.

WC 2.35m x 1.05m

With WC & wash basin, radiator, LVT flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With radiator, built-in cupboard (housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to Bedroom One, Bedroom Two, Bedroom Three and the Bathroom.

BEDROOM ONE 3.95m x 3.35m

With windows to the front elevation, built-in mirrored wardrobe, radiator, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.2m x 2.1m (max)

With modern white suite comprising WC & wash basin, shower enclosure with mixer shower & Respatex style wall panelling, radiator, LVT flooring, and window to the side elevation.

BEDROOM TWO 3.6m x 3.3m (max)

With windows to the rear elevation, built-in wardrobe, radiator, and fitted carpet.



BEDROOM THREE 3.3m x 2.45m

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

BATHROOM 2.4m x 2.1m (max)

With modern white suite comprising bath with mixer shower over, WC & wash basin vanity unit with quartz worktop, radiator, LVT flooring, and window to the front elevation.

LOFT

Large, partially floored storage space with shelving and Ramsay style ladder.

GARDEN

The beautifully maintained, enclosed rear garden has been thoughtfully landscaped to provide an attractive and versatile outdoor space. Predominantly laid to lawn, it features an impressive decked area, complemented by decorative stone chippings, paving and a variety of established shrubs, flowering plants and trees. A particular highlight is the substantial timber shed/summer house (6m x 3m), offering excellent additional space for storage or relaxing/entertaining. The garden enjoys a pleasant outlook towards the surrounding hills and provides an ideal setting for outdoor dining and family enjoyment. The neatly maintained front garden is mainly laid to lawn. Its open aspect creates an attractive approach to the property, with private off-road parking for 2 vehicles also provided.



55 Catalina Avenue, 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 E

EPC Rating: C72

Gross Internal Floor Area: 110m2

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, on the A816 to Lochgilphead. At the roundabout, take a right onto Glengallan Road. Take a right at the next roundabout. Follow the road, bearing to the left. Take a left onto Glenshellach Road, and a further left into Catalina Avenue. No. 55 is on the left 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.

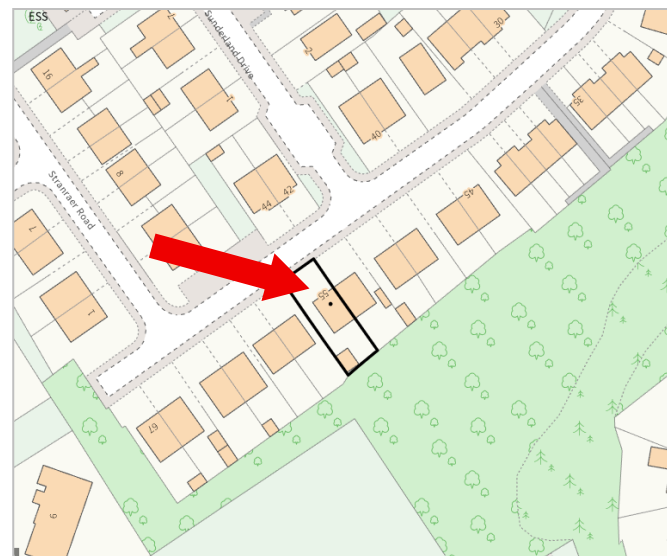
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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