



9 Laggan Road

Oban | Argyll | PA34 5AW

Guide Price £190,000

Fiuran
PROPERTY

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9 Laggan Road is a beautifully presented 3 Bedroom end-terraced House, renovated throughout, with air source heat pump, landscaped rear garden, two sheds and mono-blocked driveway. Convenient for Oban town centre, it would make an ideal family home.

Special attention is drawn to the following:

Key Features

- Beautifully presented 3 Bedroom end-terraced House
- Renovated throughout in recent years
- Porch, Hallway, Lounge, newly fitted Kitchen/Diner
- 3 double Bedrooms, newly fitted Bathroom
- Excellent storage, including partially floored Loft
- Replacement double glazing, flooring & doors throughout
- Air source heat pump for heating & hot water
- White goods & flooring included in sale
- New internal insulation & ceilings re-skimmed
- Porch roof replaced & main roof re-slatted
- Side & rear of property re-rendered
- New gutters, downpipes & fascias (UPVC)
- Enclosed & landscaped rear garden with patio & 2 sheds
- Mono-blocked driveway providing off-street parking
- Convenient to town centre & amenities



9 Laggan Road is a beautifully presented 3 Bedroom end-terraced House, renovated throughout in recent years and offering spacious, well-laid out accommodation.

The ground floor comprises a welcoming Porch and Hallway, comfortable Lounge and modern Kitchen/Diner, while there are 3 double Bedrooms and a Bathroom on the upper floor.

The property has benefited from extensive improvements, including replacement double glazing and doors, new internal insulation, re-skimmed ceilings, new flooring and carpets throughout. Heating and hot water are provided by an air source heat pump, while excellent storage is available, including a partially floored loft.

Externally, the Porch roof has been replaced, the main roof re-slatted and the side and rear elevations re-rendered. New UPVC gutters, downpipes and fascias have also been installed. The enclosed, landscaped rear garden features a patio and two sheds, with a mono-blocked driveway providing useful off-street parking. The property is conveniently located for the town centre and local amenities.

APPROACH

Via entrance at the front into the Porch, or at the rear into the Dining Area.

GROUND FLOOR: PORCH 1.95m x 1.05m

With window to the front elevation, tile effect flooring, glazed internal window, and glazed door leading to the Hallway.

HALLWAY

With carpeted stairs rising to the first floor, under-stairs storage cupboards, radiator, ceiling downlights, tile effect flooring, and door leading to the Lounge.

LOUNGE 4.25m x 3.9m

Open-plan to the Kitchen/Diner, with windows to the front elevation, radiator, and fitted carpet.

KITCHEN/DINER 6.35m x 2.55m

Fitted with a range of modern white gloss base & wall mounted units, work surfaces, stainless steel sink & drainer, Respatex style splash-backs, electric cooker, stainless steel cooker hood, tall fridge/freezer, washer/dryer, built-in cupboard (housing the boiler), radiator, wood effect flooring, windows to the rear elevation, and glazed French doors leading to the rear garden.



FIRST FLOOR: UPPER LANDING

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

BEDROOM ONE 4.3m x 2.6m

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

BEDROOM TWO 3.75m x 2.95m (max)

With windows to the front elevation, radiator, shelved recess, and wood effect flooring.

BEDROOM THREE 2.75m x 2.3m

With windows to the front elevation, large built-in shelved cupboard, radiator, and fitted carpet.

BATHROOM 1.95m x 1.65m

With modern white suite comprising bath with electric shower over, WC & vanity wash basin, chrome heated towel rail, partially tiled walls, tiled flooring, and window to the rear elevation.

LOFT

Large, partially floored storage space with lighting & Ramsay style ladder. Potential to convert into further accommodation (subject to relevant consents).

GARDEN

The property benefits from well-maintained garden grounds to the front and rear. To the front, there is a mono-blocked driveway providing private off-road parking, together with a low boundary wall and paved pathway leading to the entrance. The enclosed rear garden is a particularly attractive feature, enjoying a good-sized level lawn bordered by timber fencing. There are 2 useful garden sheds providing excellent storage, and a paved patio area provides space for outdoor seating. The garden offers a private and child-friendly outdoor space, with the wooded hillside beyond creating a pleasant natural backdrop.



9 Laggan 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 & drainage. Air source heat pump.

Council Tax: Band C

EPC Rating: D63

Gross Internal Floor Area: 85m²

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 in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae. Drive to the top and take a left onto Laggan Road. No. 9 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.

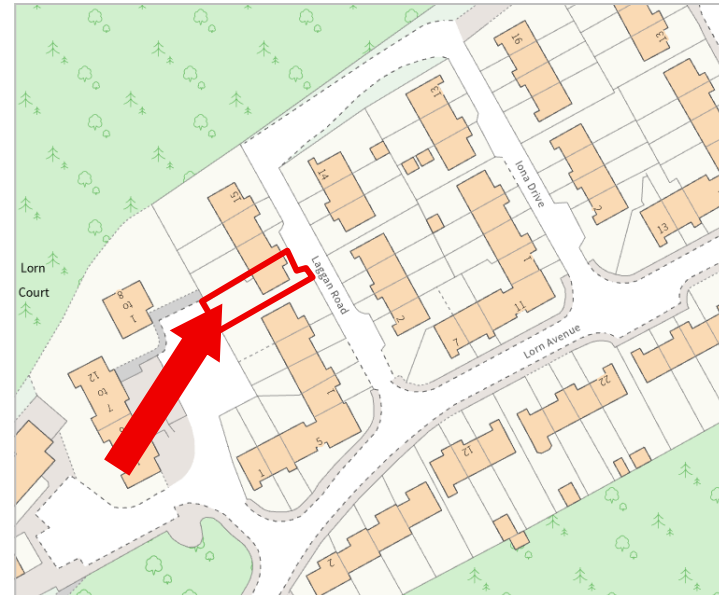
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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