

DAWSONS



**6 BATTERY TERRACE
ARDCONNELL ROAD, OBAN, PA34 5DN**

A Substantial Main Door Flat In Need Of Significant
Upgrading And Modernisation Situated In A
Sought-After Residential Area Close To The Town Centre

Hall : Sitting/Dining Room : Kitchen
3 Bedrooms : Bathroom
External Store

Shared Garden To The Rear

Guide Price £160,000



DETAILS OF ACCOMMODATION

Vestibule with half glazed door to front, ceiling light fitting, tiled floor, glazed door to **Hall** with 2 fitted cupboards, 2 radiators, storage heater, wall lights, ceiling light fitting, fitted carpet.

Sitting Room: 4.52m x 4.34m, window to front, solid fuel fire with brick surround and tiled hearth, 2 radiators, wall lights, fitted carpet, leading to **Dining Area:** 2.38m x 1.98m, cupboard housing hot water tank, ceiling light fitting, fitted carpet.

Kitchen: 3.58m x 3.53m, external door to rear, window to rear, wall and floor units, sink and drainer, cooker, washing machine, storage heater, ceiling light fitting, vinyl flooring.

Bedroom 1: 4.51m x 3.69m, window to front, 2 radiators, whb, ceiling light fitting, fitted carpet.

Bedroom 2: 3.55 x 3.01m, window to rear, radiator, storage heater, whb, ceiling light fitting, fitted carpet.

Bedroom 3: 3.59m x 2.67m, window to rear, radiator, storage heater, whb, ceiling light fitting, fitted carpet.

Bathroom: 2.27m x 1.79m, bath, wc, whb, heated towel rail, wall tiling, ceiling light fitting, vinyl flooring.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. **Council Tax:** Band D.

Home Report: Available from the Selling Agents. **EPC Rating:** E49.

Guide Price: One Hundred & Sixty Thousand Pounds (£160,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk