



## 10 McCalls Terrace

Oban | Argyll | PA34 4JE

Guide Price £195,000

**Fiuran**  
PROPERTY

# 10 McCalls Terrace

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10 McCalls Terrace is a low-maintenance 2 Bedroom mid-terrace House, ideally situated within a quiet and convenient cul-de-sac just moments from Oban town centre. Benefiting from shared off-road parking and a neatly enclosed garden, this appealing home presents an excellent opportunity for first-time buyers or as a buy-to-let investment.

Special attention is drawn to the following:

## Key Features

- Well-presented Home with 2 Bedrooms
- Porch, Lounge, Kitchen, WC
- 2 double Bedrooms, Bathroom
- Partially floored Loft with lighting
- Air source heat pump
- Double glazing throughout
- Built-in mirrored wardrobes in both Bedrooms
- Freshly decorated throughout
- Window coverings & flooring included
- Easily maintained, enclosed rear garden
- Off-road shared parking
- Close to town centre and amenities
- No chain



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The ground floor offers a welcoming entrance Porch with built-in cupboard, leading into a bright Lounge with staircase to the first floor. The fitted Kitchen provides access to the rear garden, and there is the added convenience of a ground floor WC. Upstairs, the property features two generous double Bedrooms, both benefiting from built-in mirrored wardrobes, along with a well-appointed family Bathroom. A partially floored Loft provides useful additional storage space.

Ideally situated just a five-minute walk from the town centre, 10 McCalls Terrace further benefits from double glazing throughout, efficient air source heating, and a fully enclosed rear garden.

The accommodation with approximate sizes is arranged as follows:

#### **APPROACH**

Via shared parking to the front of the property, and entrance at the front into the Porch.

#### **GROUND FLOOR: PORCH**

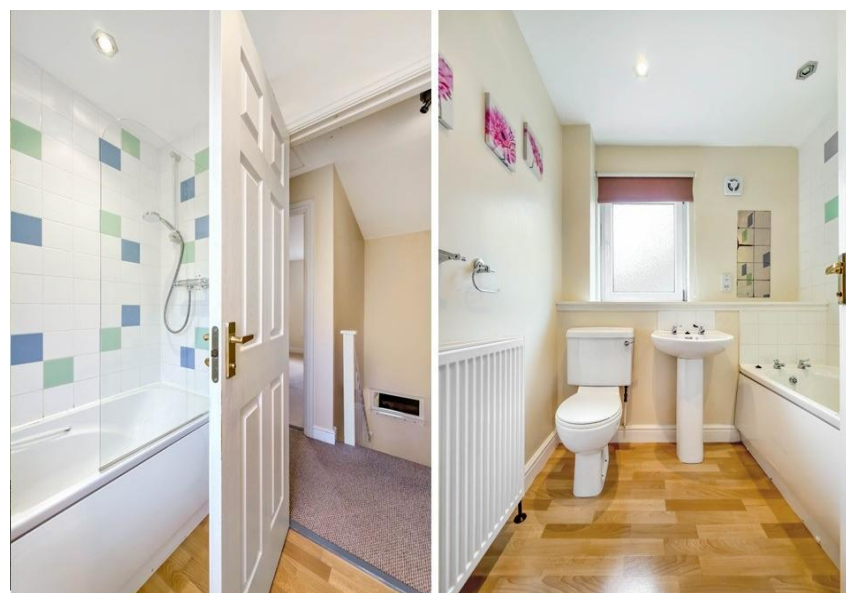
With built-in cloak cupboard, wood effect flooring, and door leading to the Lounge.

#### **LOUNGE** 4.35m x 3.9m (max)

With carpet stairs rising to the first floor, under-stair storage cupboard, window to the front elevation, radiator, wood effect flooring, and door to the Kitchen.

#### **KITCHEN** 3.7m x 2.7m

Fitted with a range of base mounted units, work surfaces, tiled splash-backs, stainless steel sink & drainer, built-in electric double oven & grill, ceramic hob, space for a range of white goods, wall-mounted shelving, window to the rear elevation, vinyl flooring, door leading to the WC, and external door leading to the garden.



**WC** 2.7m x 1.35m

With white suite comprising WC & cloakroom wash basin, vinyl flooring, radiator, and window to the rear elevation.

**FIRST FLOOR: UPPER LANDING**

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

**BEDROOM ONE** 4.15m x 3.75m (max)

With 2 windows to the front elevation, built-in mirrored wardrobe, built-in cupboard (housing the hot water cylinder), radiator, and fitted carpet.

**BEDROOM TWO** 3.05m x 2.9m

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

**BATHROOM** 1.95m x 1.9m

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

**LOFT** – Large, partially floored space, with lighting.

**GARDEN**

The property enjoys gardens to both the front and rear, offering attractive and low-maintenance outdoor spaces. The rear garden is fully enclosed and is thoughtfully finished with a combination of paving and artificial grass. To the front, the garden is neatly laid with decorative stone chippings.



## 10 McCalls 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, and drainage. Air source heat pump.

**Council Tax:** Band C

**EPC Rating:** C77

**Gross Internal Floor Area:** 72m<sup>2</sup>

**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. Pass Oban High School carpark on the left, then take the second left into McCalls Terrace (before Birchwood Service Station). Follow the road round to the left, and no.10 is near the end of the cul-de-sac on the right.

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](http://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



# Fiuran

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