



FASCADALE DALRIACH ROAD, OBAN, PA34 5EQ

- An Appealing Detached Bungalow
- Situated In A Sought-After Residential Area
- Within Walking Distance Of The Town Centre
- Vestibule : Sitting Room : Dining Room : Kitchen
- 3 Bedrooms : Bathroom
- Attached Garage : Timber Shed
- Established Garden With Driveway And Parking

Offers Over £295,000

Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

Fascadale is an appealing detached bungalow situated in a sought-after residential area within a short walking distance of the town centre. Although in need of some cosmetic upgrading to bring it up to present day standard of appointment the property had been very well maintained by the current owners and benefits from an effective oil fired central heating system with recently replaced boiler. Of particular note is the attractive established garden with garage and driveway, which is highly sought-after and rather unique for a property so close to the town centre.



DETAILS OF ACCOMMODATION

Vestibule with double external doors to front, coat hooks, ceiling light fitting, tiled floor, glazed door to **Hall** with cupboard housing hot water tank, storage cupboard, central heating radiator, hatch to roof space, 2 ceiling light fittings, wood effect laminate flooring.

Sitting Room: 5.10m x 3.95m, windows to front and to side, fire surround with electric pebble effect fire, central heating radiator, ceiling light fitting, fitted carpet.

Dining Room: 4.34m x 3.22m, window to side, central heating radiator, ceiling light fitting, wood effect laminate flooring.

Kitchen: 3.47m x 2.41m, glazed external door to rear, window to rear, fitted with a range of wall mounted and floor standing units with worktops, stainless steel sink with drainer, cooker, plumbed for washing machine and dishwasher, wall tiling, fitted cupboard, ceiling light fitting, vinyl flooring.

Bathroom: 2.18m x 1.86m, window to rear, bath with electric shower over and glazed screen, whb, wc, wall tiling, heated towel rail, ceiling light fitting, vinyl flooring.

Bedroom 1: 3.13m x 2.65m, window to rear, central heating radiator, ceiling light fitting, wood effect laminate flooring, **En-Suite:** 2.17m x 0.18m, shower enclosure with waterproof wall panelling and folding glazed door, whb with tiling over, extractor fan, ceiling light fitting, wood effect laminate flooring.

Bedroom 2: 3.09m x 3.02m, window to side, freestanding wardrobe, built-in wardrobe, central heating radiator, ceiling light fitting, wood effect laminate flooring.

Bedroom 3: 3.10m x 2.99m, window to front, central heating radiator, ceiling light fitting, wood effect laminate flooring.

GARDEN

Fascadale enjoys an easily maintained garden, laid to lawn to the front, fringed with a variety of shrubs and bushes and bordered by walls and fencing. There is a gravelled area to the rear and a small drying green. In addition the property benefits from a monobloc driveway providing off street parking. **Attached Garage:** 5.06m x 2.48m, with up and over door to front and pedestrian door to the rear, light and power and housing central heating boiler, **Timber Shed.**

GENERAL INFORMATION

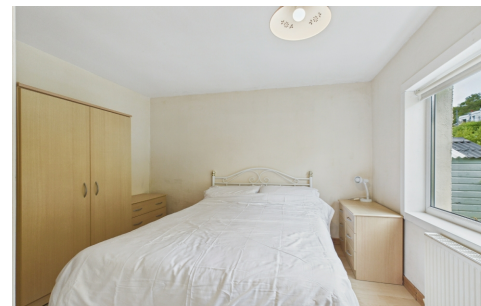
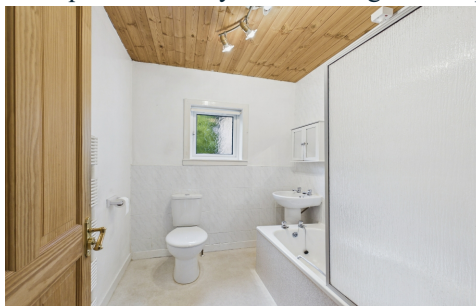
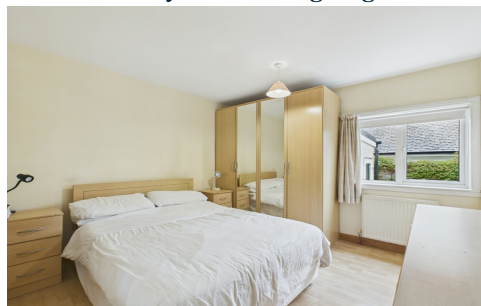
Services: Mains electricity, water and drainage. Oil-fired central heating.

Council Tax: Band E. **EPC Rating:** E54. **Home Report:** Available from the Selling Agents.

Offers Over: Two Hundred & Ninety Five Thousand Pounds (£295,000). Offers are invited and should be submitted to the 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.



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