



**7 Islay Road**

Oban | Argyll | PA34 4YG

Guide Price £175,000

**Fiuran**  
PROPERTY

# 7 Islay Road

Oban | Argyll | PA34 4YG

7 Islay Road is an immaculate and welcoming 3 Bedroom mid-terrace Home, ideally located within easy walking distance of Oban town centre. Benefiting from spacious accommodation and both front & rear gardens, the property would make an ideal family residence.

Special attention is drawn to the following:

## Key Features

- 3 Bedroom mid-terrace family Home
- Hallway, Kitchen/Diner, Lounge
- 3 Bedrooms, Bathroom
- Excellent storage, including partially floored Loft
- Double glazing throughout
- Replacement electric (Fischer) heating
- White goods, window coverings & flooring included in sale
- Items of furniture available under separate negotiation
- Enclosed front & rear garden
- Free car parking & play-parks nearby
- Convenient to town centre and amenities
- No chain



7 Islay Road is an immaculate and welcoming 3 Bedroom mid-terrace Home, ideally located within easy walking distance of Oban town centre. Benefiting from spacious accommodation and both front & rear gardens, the property would make an ideal family residence.

The ground floor accommodation comprises large entrance Hallway with stairs rising to the first floor, fitted Kitchen/Diner with a range of white goods and door to the rear garden, and spacious Lounge with dual aspect windows. On the first floor, there are 3 double Bedrooms and a family Bathroom. A large, partially floored Loft with lighting is accessed from the landing.

With well laid out accommodation, the property benefits from double glazing and Fischer electric heating throughout. Soroba is a thriving community with a local shop, youth & community centre, and bus service. The property is conveniently located just a short walk from Oban Primary Campus, with several children's play parks close by.

## APPROACH

Via access at the front or rear of the property and doors leading to the Hallway and Kitchen/Diner.

## GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, built-in cloak cupboard (housing the electric meter/fuse box), electric heater, wood effect flooring, and doors leading to the Kitchen/Diner and Lounge.

## KITCHEN/DINER 4.55m x 2.75m (max)

Fitted with a range of base & wall mounted units, under-cabinet lighting, work surfaces, stainless steel sink & drainer, built-in electric oven & hob, tall fridge/freezer, new washing machine, tumble dryer, slimline dishwasher, wood effect flooring, large under-stair shelved cupboard, window to the rear elevation, and door leading to the rear garden.

## LOUNGE 6.45m x 3.45m (max)

With dual aspect windows to the front & rear elevations, 2 electric heaters, and fitted carpet. Fireplace may be available separately.



## FIRST FLOOR: UPPER LANDING

With built-in shelved cupboard (housing the hot water cylinder), electric heater, fitted carpet, access to the Loft, and doors leading to all Bedrooms & the Bathroom.

## BEDROOM ONE 3.6m x 3.1m

With window to the rear elevation, electric heater, and fitted carpet.

## BEDROOM TWO 3.1m x 2.95m

With window to the front elevation, built-in wardrobes, and fitted carpet.

## BEDROOM THREE 3.5m x 2.3m (max)

With window to the front elevation, large built-in cupboard, and fitted carpet.

## BATHROOM 2.35m x 1.65m

With white suite comprising jacuzzi bath with electric shower over, WC & wash basin vanity unit with storage, tiled walls, tiled flooring with underfloor heating, and window to the rear.

## GARDEN

The property benefits from an enclosed rear garden, predominantly laid to lawn, with a drying green, established shrubs, and a plastic storage unit. To the front, there is additional garden ground, mainly laid to lawn with paved areas.



## 7 Islay 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.

**Council Tax:** Band C

**EPC Rating:** E45

**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. Take a left after Soroba House Hotel onto McCaig Road. Take a further left onto Jura Road, and left again into Islay Road. No. 7 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](http://www.sepa.org.uk)).

Prospective purchasers are advised to 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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