

11 Kerrera Terrace

Oban | Argyll | PA34 5AT

Guide Price £145,000

Fiuran PROPERTY

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11 Kerrera Terrace is a spacious 2 Bedroom Home with floored Attic, open fire, double glazing, private parking and enclosed garden. Enjoying open views, nearby walks and convenient town access, it offers excellent improvement potential and is offered with no onward chain.

Special attention is drawn to the following:-



Key Features

- Spacious 2 Bedroom mid-terraced House
- Large, floored & sheeted, Attic
- Open fire with back boiler to radiators
- Double glazing throughout
- Easily maintained, enclosed garden
- Open views & access to walks
- Private off-street parking
- Good bus service & local shop
- Playpark nearby
- Convenient to town centre and amenities
- Improvement potential
- No chain

11 Kerrera Terrace is a generously proportioned 2 Bedroom mid-terraced home in Oban offering excellent potential for buyers seeking a property they can make their own. The accommodation is complemented by a large floored and sheeted Attic, providing useful additional storage or scope for further development, subject to the necessary consents.

The property benefits from double glazing throughout and an open fire with back boiler supplying radiators. Externally, there is an easily maintained, enclosed garden, private off-street parking and attractive open views, with access to nearby walking routes.

Ideally situated for enjoying the local area, the property is conveniently placed for Oban town centre and its wide range of amenities. A good bus service, local shop and nearby playpark further add to the appeal.

Offering plenty of scope for improvement and personalisation, this is an excellent opportunity for first-time buyers, families or those looking for a project in a convenient location. The property is offered to the market with no onward chain.

The accommodation with approximate sizes is arranged as follows:

APPROACH
Via private parking to the front of the property, and door leading into the Porch.

GROUND FLOOR: PORCH
With carpet tiles and glazed internal door leading to the Hallway.

HALLWAY
With stairs rising to the first floor, radiator, and door leading to the Lounge/Diner.

LOUNGE/DINER 4.3m x 4.25m (max)
With window to the front elevation, fireplace with open fire, fitted carpet, and door leading to the Kitchen.

KITCHEN 4.3m x 2.2m
Fitted with a range of base & wall-mounted units, work surfaces, stainless steel sink & drainer, ceiling pulley, space for a range of white goods, carpet tiles, window to the rear elevation, and door leading to the Vestibule.

VESTIBULE 1.5m x 0.9m
With large under-stair cupboard (housing the electric consumer unit), and door leading to the rear garden.





FIRST FLOOR: UPPER LANDING
With fitted carpet, and doors leading to the Bathroom and both Bedrooms.

BATHROOM 1.95m x 1.65m
With white suite comprising bath with electric shower over, WC & wash basin, heated towel rail, tiled walls, carpet tiles, and window to the rear.

BEDROOM ONE 3.35m x 3.2m
With window to the rear elevation, radiator, and fitted carpet.

BEDROOM TWO 4.3m x 3.85m (max)
With window to the front elevation, radiator, built-in cupboard (housing the hot water cylinder), fitted carpet, and door with access to the Attic.

ATTIC 5.3m x 4.35m
Fully floored & sheeted, with power & lighting. 2 unfitted Velux style windows included.

GARDEN
The property benefits from outdoor areas to both the front and rear. To the rear, there is an enclosed garden laid mainly to lawn, with paved sections, a greenhouse, established boundary fencing and a selection of planters, offering scope for further landscaping and personalisation. To the front, a large paved driveway provides convenient private off-street parking for several vehicles.











11 Kerrera 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 & drainage

Council Tax: Band C

EPC Rating: E46

Gross Internal Floor Area: 71m2

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 and drive up the hill. At the end of the road, turn left into Cruachan Crescent, and follow the road round until you reach Kerrera Terrace. Turn left into a cul-de-sac, and no.11 is straight ahead.

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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