

Kathmore 2

68 Soroba Road | Oban | PA34 4JF

Guide Price £320,000

Fiuran PROPERTY

Kathmore 2

Soroba Road | Oban | PA34 4JF

Kathmore 2 is a generously proportioned 3 Bedroom Villa located close to Oban town centre, with potential for development, including further Bedrooms in the Attic. Brought to the market with no chain, additional benefits include a large rear garden with decking, Garage, Greenhouse and private parking for 3+ vehicles.

Special attention is drawn to the following:

Key Features

- Deceptively spacious 3 Bedroom semi-detached Villa
- Potential to convert Attic into further Bedrooms
- Convenient location close to Oban town centre
- Kitchen, Dining Room, Lounge with Bar, Utility/WC
- 3 Bedrooms, 2 En Suite Shower Rooms, Bathroom
- Large Attic with 4 Compartments & Shower Room
- Double glazing throughout
- Electric storage heating
- White goods, window coverings & flooring included
- Items of furniture available to be included, if required
- Large garden with decking and lawn
- Detached timber Garage and Greenhouse
- Private parking for at least 3 vehicles
- Close to High School and Hospital on good bus route
- No chain



Kathmore 2 is a spacious and versatile 3 Bedroom semi-detached Villa, conveniently situated close to Oban town centre, with local amenities, the High School and Hospital all within easy reach.

The property offers spacious and flexible accommodation over two levels, with excellent potential for further development. The ground floor currently comprises a Kitchen, Dining Room, Lounge with bar area and a Utility Room/WC. There is scope to reconfigure this space to create an impressive open-plan Kitchen/Dining/Family area, ideal for modern family living and entertaining.

On the upper floor there are 3 double Bedrooms, two of which benefit from En Suite Shower Rooms, together with a separate Bathroom. A particularly attractive feature is the large Attic, which is divided into four compartments and also benefits from a Shower Room. Subject to the necessary consents, this space offers exciting potential to create additional Bedrooms or further living accommodation.

Externally, the property enjoys a large garden with decking and lawned areas, along with a detached timber Garage, Greenhouse and private parking for at least three vehicles.

The property is double glazed throughout and benefits from electric storage heating. White goods, window coverings and flooring are included, with most items of furniture also available, if required.

Situated on a good bus route and offered to the market with no onward chain, this is a property offering considerable space and versatility, with plenty of scope to adapt to suit individual requirements.

APPROACH

Via shared driveway leading to the rear of the property and into the private parking area. Entrance at the rear via the garden & decking or at the front into the Dining Room.

GROUND FLOOR: KITCHEN 3.85m x 3.45m

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, fridge, dishwasher, vinyl flooring, window to the rear elevation, and opening to the Inner Hall.

INNER HALL

With shelved storage unit, 2 built-in cupboards (one housing the electric consumer unit), vinyl flooring, and doors leading to the Utility Room/WC and Dining Room.





UTILITY ROOM/WC 2.25m x 1.5m
With wall-mounted shelves, worktop with washing machine below, WC, wash basin, vinyl flooring, and window to the front elevation.

DINING ROOM 6.1m x 3.2m
With large window to the front elevation, electric storage heater, fitted carpet, door leading to the Lounge, and step leading to the front entrance door.

LOUNGE 5.5m x 4.25m
With electric storage heater, Bar area with shelved under-stair cupboard, fitted carpet, door leading to the stairwell, and glazed French doors leading to the rear decking.

STAIRWELL
With carpeted stairs rising to the first floor, and glazed external door leading to the rear decking.

FIRST FLOOR: UPPER LANDING
With electric storage heater, built-in cupboard (housing the hot water cylinder), fitted carpet, and doors leading to all Bedrooms, the Bathroom, and the Attic.

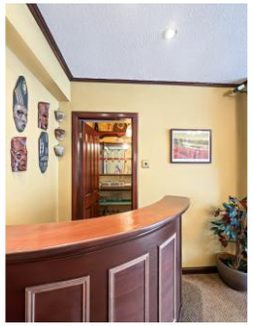
BEDROOM ONE 5m x 3.35m
With 2 windows to the front elevation, seating area, wall-mounted electric heater, fitted carpet, and door leading to the En Suite.

BEDROOM ONE EN SUITE 3.05m x 1.05m
With white suite comprising WC & wash basin, large shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, and vinyl flooring.

BEDROOM ONE 4.35m x 3.65m (max)
With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, fitted carpet, and door leading to the En Suite.











BEDROOM TWO EN SUITE 1.7m x 1.25m
With white suite comprising WC & wall-mounted wash basin, large shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, and vinyl flooring.

BEDROOM THREE 4.35m x 2.7m
With window to the rear elevation, wall-mounted electric heater, and fitted carpet.

BATHROOM 3.25m x 1.2m
With white suite comprising corner bath with electric shower over, WC & wash basin, chrome heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the front elevation.

ATTIC
Fully floored & sheeted, with power & lighting, 5 Velux style windows, 4 Compartments (3.9m x 2.05m, 2.9m x 2.05m, 2.25m x 2.15m & 2.5m x 1.75m), 5th Compartment (with shower enclosure & Respatex style wall panelling, WC & wall-mounted wash basin), and fitted carpets throughout. Potential to convert into additional Bedrooms, subject to the relevant consents.

GARDEN
The property benefits from an attractive and generously proportioned outdoor space, featuring a large raised decking area to the rear, enclosed by decorative pale green railings and providing an excellent space for outdoor seating and entertaining. Steps lead down to the garden, which is predominantly laid to lawn and complemented by paved pathways and patio areas.

A substantial driveway provides extensive off-street parking, with ample space for several vehicles. The garden also features a large timber Garage and a Greenhouse, offering useful storage and space for gardening enthusiasts. The outdoor areas are further enhanced by established hedging, fencing and mature trees, providing a good degree of privacy and creating a pleasant setting.











Kathmore 2, 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.

Council Tax: Band E

EPC Rating: E48

Gross Internal Floor Area: 143m2

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 passing through two sets of traffic lights, and Kathmore is 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).

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.



Fiuran PROPERTY

T: 07872 986 164
E: info@fiuran.co.uk

Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.

