



24 Longsdale Terrace, Oban, PA34 5JS

- A Well Proportioned Mid-Terraced House
- In Need Of Upgrading And Modernisation
- On The Fringe Of An Established Residential Area
- Within Walking Distance Of The Town Centre
- Porch : Hall : Sitting/Dining Room : Kitchen
- 2 Bedrooms : Bathroom
- Low Maintenance Paved Gardens To Front And Rear

Guide Price £170,000

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.

Number 24 Longsdale Terrace is a well proportioned mid-terraced house pleasantly situated on the fringe of a quiet, established residential development which is conveniently located within easy walking distance of the town centre and amenities. Although in need of some upgrading, the two bedroomed property presents as an excellent opportunity to be modernised to a purchasers own taste and requirements. It would make an ideal home for a first time buyer, with the easily managed front and rear gardens adding to the appeal.



DETAILS OF ACCOMMODATION

Porch with external door to front, window to front, ceiling light fitting, wood effect laminate flooring.

Hall with understair cupboard, panel heater, ceiling light fitting, wood effect laminate flooring.

Sitting/Dining Room: 5.89m x 3.34m, windows to front and to rear, panel heater, electric fire, 2 ceiling light fittings, fitted carpet.

Kitchen: 3.17m x 2.72m, external door to rear, window to rear, fitted with a range of wall mounted and floor standing units with work tops, ceramic hob with filter hood over, oven, stainless steel sink with drainer, washing machine, fridge, freezer, wall tiling, wall mounted fan heater, ceiling light fitting, wood effect laminate flooring.

A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with two storage cupboards one of which houses the hot water tank, hatch to roof space, panel heater, ceiling light fitting, fitted carpet.

Bedroom 1: 3.85m x 2.91m, window to front, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.84m x 2.85m, window to rear, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 1.97m x 1.63m, window to rear, bath with electric shower over and glazed screen, whb, wc, mirrored wall cabinet, waterproof wall panelling, ceiling light fitting, vinyl flooring.

GARDEN

Number 24 enjoys a low maintenance garden, laid to paving slabs to the front and to the rear. There is a shared pathway beyond the rear garden. On street parking is available to the front.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. **Council Tax Band:** C. **EPC Rating:** E44.

Home Report: Available from the Selling Agents. **Viewing:** Strictly by prior arrangement with the Selling Agents.

Guide Price: One Hundred & Seventy Thousand Pounds (£170,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on the purchaser.



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