



41 Catalina Avenue

Oban | Argyll | PA34 4GD

Offers Over £215,000

Fiuran
PROPERTY

41 Catalina Avenue

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41 Catalina Avenue is a modern 2 Bedroom mid-terraced Home in Oban, enjoying far-reaching Glen views. The property features built-in wardrobes, an air source heat pump, excellent storage and double glazing throughout. Externally, there is an enclosed south-facing garden and private off-road parking. Conveniently located close to the town centre and amenities, with no onward chain.

Special attention is drawn to the following:

Key Features

- Beautifully presented 2 Bedroom mid-terraced Home
- Hallway, Kitchen, Lounge/Diner, WC
- 2 double Bedrooms, Bathroom
- Far reaching Glen views
- Built-in wardrobes in both Bedrooms
- Double glazing throughout
- Air source heat pump for heating & hot water
- Excellent storage, including Loft
- Some white goods, blinds & flooring included
- Enclosed, south facing garden
- Private, off-road parking
- Convenient to town centre and amenities
- No chain



41 Catalina Avenue is a beautifully presented 2 Bedroom mid-terraced Home, boasting far-reaching views towards the surrounding Glen. Ideally situated for access to Oban town centre and a range of local amenities, the property would make an excellent home for a variety of buyers.

The accommodation comprises a welcoming Hallway, Kitchen and spacious Lounge/Diner, together with a useful ground floor WC. On the upper floor there are 2 good-sized double Bedrooms, both benefiting from built-in wardrobes, along with a Bathroom. Excellent storage is provided throughout, including a Loft, while double glazing is installed throughout.

The property is heated by an air source heat pump, which also provides hot water, offering an efficient heating solution. Externally, the enclosed south-facing garden provides an attractive outdoor space, while private off-road parking is a valuable addition. The property is offered for sale with no onward chain, making this an appealing opportunity in a convenient location.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking area to the front of the property, and entrance at the front into the Hallway.

GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, under-stair play/study area, radiator, large storage cupboard, bamboo effect flooring, and doors leading to the Kitchen & Lounge/Diner.

LOUNGE/DINER 4.75m x 3.25m

With 2 radiators, bamboo effect flooring, space for dining furniture, and glazed sliding doors leading to the rear garden.

KITCHEN 4.25m x 2.4m

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, built-in electric oven & ceramic hob, stainless steel cooker hood, washing machine, slimline dishwasher, radiator, vinyl flooring, and window to the front elevation.



WC 2m x 1.1m

With WC & wash basin, radiator, vinyl flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

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

BEDROOM ONE 3.65m x 3.2m

With window to the front elevation, walk-in wardrobe, radiator, and fitted carpet.

BEDROOM TWO 3.3m x 2.75m

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

BATHROOM 2.1m x 1.9m

With white suite comprising bath with mixer shower over, WC & wash basin, window to the rear elevation, radiator, and vinyl flooring.

LOFT - Large storage space.

GARDEN

The enclosed rear garden is south-facing and predominantly laid to lawn, complemented by a patio/seating area, providing an attractive space for outdoor relaxation and entertaining. A gate provides access to a pathway which runs around the rear and side of the neighbouring properties.



41 Catalina Avenue, 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. Air source heat pump.

Council Tax: Band C

EPC Rating: D61

Gross Internal Floor Area: 78m²

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. At the roundabout, take a right onto Glengallan Road. Take a right at the next roundabout. Follow the road, bearing to the left. Take a left onto Glenshellach Road, and a further left into Catalina Avenue. No. 41 is on the left and can be identified by the For Sale sign in the window.

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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The town of Oban

