

Upper Dalry Villa

Oban | Argyll | PA34 4JF

Guide Price £260,000

Fiuran PROPERTY

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Upper Dalry Villa is a stylishly appointed 4 Bedroom upper-floor Apartment with private entrance, original features, modern upgrades, private garden areas, decking, outhouses, and parking for 2 vehicles, conveniently located close to Oban town centre.

Special attention is drawn to the following:-

Key Features

- Beautifully presented upper floor Apartment
- Private entrance to side of building
- Entrance Porch & stairs, Kitchen/Diner, Lounge, Bathroom
- 3 double Bedrooms, 4th Bedroom/Office, Shower Room
- Excellent storage, including large partially floored Loft
- Original features complimented by modern upgrades
- Outhouse (currently used as Utility Room) & Store
- Gas central heating
- Double glazing throughout
- Window coverings, flooring & wardrobes included
- Private garden areas with shed, greenhouse & decking
- Private parking for 2 vehicles & additional visitors' space
- Convenient to town centre & amenities
- Move in condition



Upper Dalry Villa is an attractive and generously proportioned upper-floor Apartment, offering versatile accommodation with four Bedrooms, including three spacious doubles and a fourth Bedroom which could also be utilised as a home office. Combining attractive original features with modern upgrades, the property provides an appealing blend of character and contemporary comfort.

Accessed via a private entrance to the side of the building, the accommodation comprises an Entrance Porch with stairs leading to the upper floor, Kitchen/Diner, Lounge, Bathroom, 3 Double Bedrooms, a further Bedroom/Office and a separate Shower Room. There is excellent storage throughout, including a large partially floored Loft, while gas central heating and double glazing ensure comfort and efficiency.

Externally, the property benefits from private garden areas incorporating decking, a garden shed and greenhouse. An Outhouse, currently utilised as a Utility Room, provides useful additional space alongside a separate Store. Private parking for two vehicles, together with additional visitor parking, is another welcome feature. Conveniently located close to Oban town centre and its wide range of amenities, this is an excellent opportunity to acquire a spacious, move-in-ready home.

The accommodation with approximate sizes is arranged as follows:

APPROACH
Via private access at the side of the property, into the tiled entrance Porch, and up a set of carpeted stairs to the Hallway.

HALLWAY
With Skylight, 2 radiators, fitted carpet, access to the Loft, and doors leading to all rooms.

KITCHEN/DINER 3.7m x 3.55m (max)
Fitted with a range of modern white base & wall mounted units, wood effect work surfaces, sink & drainer, built-in electric oven, gas hob, stainless steel cooker hood, integrated fridge & freezer, space for dining furniture, built-in cupboard (housing the boiler), radiator, vinyl flooring, and window to the rear elevation.

LOUNGE 4m x 3.7m
With window to the front elevation, radiator, shelved recess, and herringbone flooring.

BEDROOM ONE 4m x 3.65m
With window to the front elevation, radiator, freestanding wardrobe, and fitted carpet.

BEDROOM TWO 3.65m x 3.5m (max)
With window to the rear elevation, radiator, shelved recess, built-in wardrobe, freestanding wardrobe, and fitted carpet.

BEDROOM THREE 4.15m x 3m (max)
With window to the side elevation, radiator, and fitted carpet.





BEDROOM FOUR/OFFICE 4m x 2.2m
With window to the front elevation, radiator, and fitted carpet.

BATHROOM 3m x 2.05m
Fitted with a modern white suite comprising bath, WC & wash basin, shower enclosure with Respatex style wall panelling & electric shower, chrome heated towel rail, wood effect flooring, and window to the side.

SHOWER ROOM 1.85m x 1.8m
With Velux style window to the side elevation, WC, counter-top wash basin, shower enclosure with electric shower, heated towel rail, and tiled flooring.

LOFT
Large partially floored space with Skylight, power, and Ramsay style ladder.

GARDEN
The property enjoys a generous private garden extending to the side and rear, which is mostly enclosed and predominantly laid to lawn. There are two useful Outbuildings, one currently utilised as a Utility Room with space for a washing machine and tumble dryer. An attractive patio and outside tap add to the practicality of the space. A shared driveway leads to two private parking spaces, together with an additional visitors' parking space. Further garden ground to the rear is mainly laid to stone chippings and incorporates a timber garden shed, greenhouse and attractive decked seating area, providing a lovely spot to relax and enjoy the outdoor space.











Upper Flat, Dalry Villa, 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, gas and drainage.

Council Tax: Band D

EPC Rating: C69

Gross Internal Floor Area: 106m2

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 passing Oban High School on the left. Upper Dalry Villa is on the right, 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).

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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