

# Upper Flat, Dalry Villa

Oban

PA34 4JF



A spacious 4 Bedroom upper apartment, conveniently located close to Oban town centre. Freshly decorated, it is in walk-in condition and benefits from being fully double glazed, gas central heating, a garden and private parking.

The accommodation offers - Hallway, Kitchen/Diner, Lounge, 4 double Bedrooms, Bathroom and Shower room. There is also a substantial Loft space, as well as a private Utility area and store to the rear of the building. As well as its own sizable garden with separate decked area with built in fire pit. The property has 3 exclusive use private parking spaces to the rear. The property is located for easy access to the town's amenities, supermarkets a number of local schools.







### Key Features

- First Floor period converted apartment
- Four double bedrooms
- Private parking suitable for 3/4 cars
- Freshly decorated throughout
- Kitchen/diner with integrated appliances
- Large family bathroom with separate bath & shower
- Shower room
- Private enclosed garden
- Decked seating area with built in fire pit
- Outbuildings & External Utility Room
- Power & lighting to all external areas
- Built in storage including large loft space
- Gas central heating
- Fully double glazed
- Original features & view of McCaigs Tower
- Walking distance to train & bus station, supermarkets, schools, local golf course and a number of walks and trails.

The accommodation with approximate sizes (guidance purposes only) is arranged as follows:

### APPROACH

Via access at the side of the property, into the entrance

Vestibule with original mosaic tiles, and up a set of stairs to the Hallway.

### HALLWAY

With sky light, access to the Loft, built in under stairs cupboard, 2 radiators, carpeted and doors leading to all rooms.

### LOUNGE 4m x 3.7m

With window to the front elevation, feature radiator, attractive fire recess, shelved recess, and Karndean herringbone wood effect flooring.







**KITCHEN 3.7m x3.55m (max)**

Fitted with a range of modern white base & wall hung units, complementary wood effect work surfaces over, Composite granite style double sink & drainer, built-in electric oven, gas hob, stainless steel cooker hood, integrated fridge & freezer, space for dining furniture, boiler, built-in cupboard (housing the water tank), radiator, wood effect flooring, and window to the rear elevation.



**BEDROOM ONE** 4m x 3.65m

With window to the front elevation, feature wall, radiator, carpeted, made to measure black out blind and large glass panelled wardrobe included in the sale.

**BEDROOM TWO** 3.65m x 3.5m (max)

With window to the rear elevation, radiator, carpeted, shelved recess, built-in wardrobe, and large glass panelled wardrobe included in the sale.





**BEDROOM THREE** 4m x 2.2m

With bespoke feature window to the front elevation, radiator and carpeted. (currently used as music room/ home gym)



**BEDROOM FOUR** 4.15m x 2.85m (max)

With window to the side elevation boasting views of McCaigs Tower, radiator and carpeted.

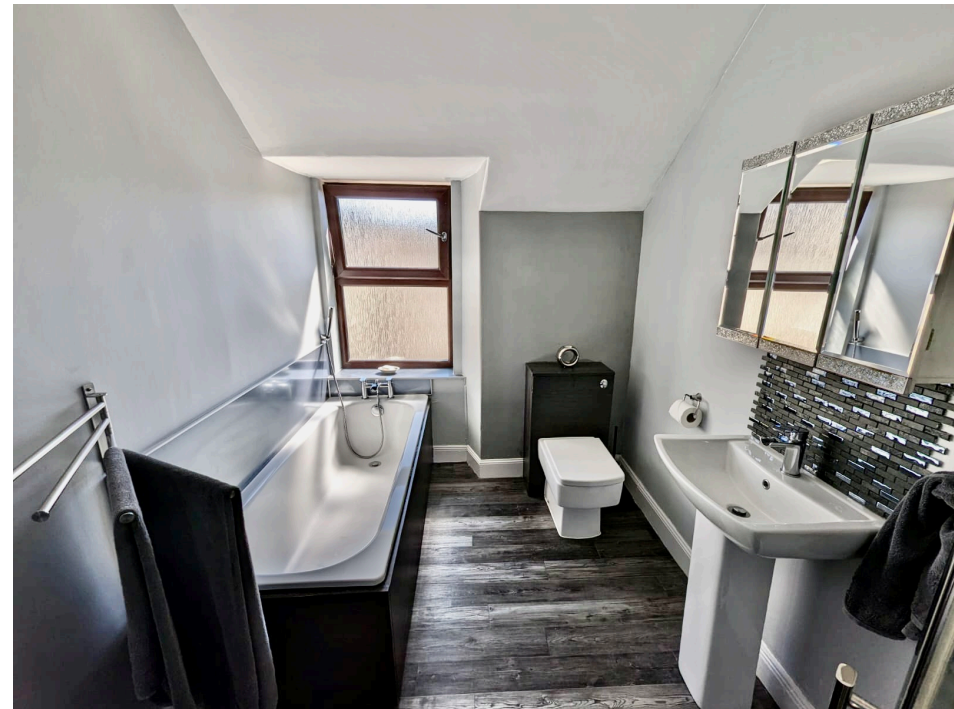
SHOWER ROOM 1.85m x 1.8m

Fitted with a large shower enclosure with electric water fall shower and decorative stone sink, WC, heated towel rail, feature panelled walls, tiled floor and with Velux window to the side elevation



BATHROOM 3m x 2.05m

Fitted with a modern white suite comprising bath, WC & washbasin, shower enclosure with feature wall panelling & electric water fall shower, heated towel rail, wood effect flooring, and window to the rear elevation.







## GARDEN

There is a large private garden to the side & rear of the property, with parking & separate private decking area which benefits from lighting and power with built in fire pit. There is a shed with power and light as well as 2 external Stores, one currently being used as a Utility Room with washing machine and tumble dryer (not included in sale), and an adjacent drying green.



### GENERAL INFORMATION

**Services:** Mains water, electricity, gas and drainage.

**Council Tax:** Band D

**Local Authority:** Argyll & Bute Council.

**Home Report:** A copy is available on request

**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 only and can be arranged by contacting Jade on:

[Jade-manning@live.co.uk](mailto:Jade-manning@live.co.uk)

0773800 5143

