



Fern Cottage

Longsdale Road | Oban | PA34 5JU

Guide Price £270,000

Fiuran
PROPERTY

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Conveniently located near to Oban town centre, Fern Cottage is a charming 2 Bedroom detached Cottage, which has been sympathetically renovated in recent years. With private parking & lovingly maintained garden, it would make an ideal first/retirement home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Beautifully presented 2 Bedroom detached Cottage
- Convenient town centre location
- Fully renovated throughout
- Porch, Hallway, Kitchen/Diner
- Lounge, 2 Bedrooms, Bathroom, Loft
- Air source heat pump
- Wood burning stove in Lounge
- Range of appliances & window coverings included in sale
- Bath & separate shower enclosure in Bathroom
- Modern features throughout
- Attractive, enclosed garden with timber shed
- Private parking for 2 vehicles
- No chain & walk-in condition



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The accommodation comprises entrance Porch, spacious Hallway with Skylight, modern fitted Kitchen/Diner with a range of appliances & glazed doors leading to the garden, bright Lounge with wood burning stove, 2 double Bedrooms, and a large Bathroom. There is also a Loft space.

With modern features throughout including an air source heat pump and ceiling downlights, the property is also fully double glazed.

The attractive, enclosed garden surrounds the property, and houses a timber shed and drying green.

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

APPROACH

Via private parking to the side of the property, and entrance at the front into the Porch or at the side into the Kitchen.

PORCH 1.6m x 1.5m

With coat hooks, radiator, wood effect flooring, access to the Loft, and glazed door leading to the Hallway.

HALLWAY

With radiator, small cupboard housing the electric meter/fuse box, ceiling Skylight, wood effect flooring, and doors leading to the Lounge, both Bedrooms and the Bathroom.

KITCHEN/DINER 3.95m x 3.45m (max)

Fitted with a range of modern base & wall mounted units, under-cabinet lighting, wood effect work surfaces, matching splash-backs, sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, washing machine, integrated fridge/freezer and dishwasher, wall-mounted shelving, radiator, wood effect flooring, glazed French doors leading to the garden, and opening to the Lounge.



LOUNGE 4m x 4m

With windows to the front & side elevations, radiator, wood burning stove, and wood effect flooring.

BEDROOM ONE 4m x 3.55m (max)

With window to the front elevation, radiator, built-in mirrored wardrobe, low-hanging bedside lights, and wood effect flooring.

BEDROOM TWO 4.05m x 2.7m (max)

With windows to the side & rear elevations, radiator, wall-mounted bedside lights, and wood effect flooring.

BATHROOM 2.75m x 2.65m

Fitted with a modern white suite comprising freestanding bath, WC & vanity wash basin, corner shower enclosure with mixer rain shower, heated towel rail, wall-mounted lights above bath, partially tiled walls, tiled flooring, and window to the rear elevation.

GARDEN

The lovingly maintained garden surrounds the property and is mainly laid to grass to the side and stone-chippings to the front, with an array of attractive shrubs/trees. There is a drying green, timber shed and small decked area to the side. There is private parking for 2 vehicles to the side of the property.



Fern Cottage, 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 D

EPC Rating: D64

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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Longsdale Road. Fern Cottage is on the right at the top of the hill 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.

Prospective purchasers are advised to 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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