



## Glen Forsa

Ardconnel Terrace | Oban | PA34 5DJ

Guide Price £325,000

Fiuran  
PROPERTY



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Glen Forsa is a charming stone-built 19<sup>th</sup> century Villa with 3 Bedrooms and sizeable, enclosed garden. Only a short walking distance from Oban town centre & with glimpses of Oban Bay & the islands beyond, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Beautifully presented 3 Bedroom semi-detached Home
- Elevated position, close to McCaig's Tower
- Partial views of Oban Bay & islands beyond
- Porch, modern Kitchen, Dining Area
- Lounge, Bathroom, 3 Bedrooms
- Ample storage including large, partially floored Loft
- Gas central heating with new condensing boiler
- Wood burning stove in Dining area
- Replacement double glazing throughout
- White goods, window coverings & flooring included
- Sizeable garden to rear of property
- Decked area with sea views
- Patio areas & 2 metal sheds
- Free on-street parking to front
- Short walk to Oban town centre



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The ground floor accommodation comprises entrance Porch, spacious Hallway with stairs rising to the first floor, modern fitted Kitchen with glazed doors leading to the rear garden, Dining Area with wood burning stove, bright Lounge with large windows, and modern family Bathroom.

The first floor offers 2 double Bedrooms (one with built-in wardrobes) and third single Bedroom, as well as a walk-in storage cupboard. There is also a large, partially floored Loft space.

In addition to many attractive features, the property also benefits from mains gas and replacement double glazing throughout. A range of white goods, window coverings & flooring are included in the sale. The garden boasts a lawned area, patios and raised decking with elevated sea views.

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

#### **APPROACH**

Via on-street parking to the front, and entrance at the front into the Porch or at the rear into the Kitchen.

#### **FIRST FLOOR: GROUND FLOOR: PORCH**

With coat hooks, tiled flooring, and glazed door leading to the Hallway.

#### **HALLWAY**

With impressive staircase rising to the first floor, under-stair storage cupboard, radiator, fitted carpet, and doors leading to the Lounge, Dining Area, and Bathroom.

#### **LOUNGE** 4.25m x 3.7m

With triple window to the front elevation, radiator, shelved recess unit, and wood effect flooring.

#### **DINING AREA** 3.75m x 2.9m

With wood burning stove, radiator, shelved recess unit, vinyl flooring, and opening leading to the Kitchen.





**KITCHEN** 4.2m x 3.5m (max)

Fitted with a range of modern gloss base & wall mounted units, wood effect worktops, stainless steel sink & drainer, built-in electric oven, built-in microwave/grill, induction hob, extractor hood, dishwasher, integrated freezer, built-in dual waste bins, ceiling downlights, built-in shelved cupboard, vinyl flooring, windows to the side & rear elevations, and glazed doors leading to the rear garden. Space for tall fridge/freezer, washing machine & tumble dryer.

**BATHROOM** 3.65m x 1.8m (max)

With modern white suite comprising bath with electric shower over, WC & wash basin, radiator, heated towel rail, ceiling downlights, Respatex style wall panelling, tiled flooring, and Velux style window to the rear elevation.

**FIRST FLOOR: LANDING**

With radiator, walk-in shelved cupboard with access to the Loft, fitted carpet, doors leading to all 3 Bedrooms, and Velux style window to the rear elevation.



## LOFT

Large, partially floored storage space, housing the gas boiler.

## BEDROOM ONE 3.35m x 3.2m

With triple window to the front elevation with distant sea/island views, radiator, built-in wardrobes, and fitted carpet.

## BEDROOM TWO 3.85m x 3.35m

With window to the side elevation, radiator, and fitted carpet.

## BEDROOM THREE 2.35m x 2.25m (max)

With window to the front elevation, radiator, and fitted carpet.

## GARDEN

The rear of the property is enclosed and benefits from an array of mature shrubs /trees. There is a large, paved area which houses a metal shed and timber log store. Steps rise to an upper garden which is mainly laid to lawn with small patio/BBQ area, drying green and further metal shed. There is also a raised decking which boasts elevated sea & island views. There is a path which leads round the side of the property to the front garden, which is laid to stone chippings.





## Glen Forsa, 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 E

**EPC Rating:** D65

**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, primary schools and a high school, churches, a general hospital, 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 Dalriach Road. Take a left at the crossroads on to Dalriach Park Terrace, then take a right onto Ardconnel Terrace. Glen Forsa is the second last house on the left at the end of the road 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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