



12 Colonsay Terrace

Oban | Argyll | PA34 4YN

Guide Price £160,000

Fiuran
PROPERTY

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12 Colonsay Terrace is a lovely 3 Bedroom end-terrace House, conveniently located within walking distance of Oban town centre. With small garden and free on-street parking, it would make an ideal first home or retirement property.

Special attention is drawn to the following:

Key Features

- Immaculately presented 3 Bedroom end-terrace
- Hallway, Kitchen/Diner, Lounge, WC, Porch
- 3 Bedrooms, Box Room, Shower Room
- Glimpses of Oban Bay & islands from upper floor
- Excellent storage, including Loft
- Double glazing throughout
- Replacement electric heating
- Range of white goods & furniture included in sale
- Small, easily maintained garden
- Store to rear of property
- Free car parking & play-parks nearby
- Convenient to town centre and amenities



12 Colonsay Terrace is a lovely 3 Bedroom end-terrace House, conveniently located within walking distance of Oban town centre. With small garden and free on-street parking, it would make an ideal first home or retirement property.

The ground floor accommodation comprises entrance Porch leading to Hallway with stairs rising to the first floor, modern fitted Kitchen/Diner with a range of white goods, bright Lounge/Diner, a ground floor WC, and rear Porch. On the first floor, there are 3 Bedrooms, a Box Room, and a family Shower Room. There is also a Loft space.

Soroba is a thriving community with a local shop, youth & community centre and bus service. The property is only a few minutes' walk from Oban Primary Campus and there are play-parks nearby. With well laid out accommodation, the property benefits from double glazing throughout and replacement electric heating. There is an easily maintained garden surrounding the property.

APPROACH

Via steps leading to an entrance gate and access at the front or rear of the property.

GROUND FLOOR: FRONT PORCH

With tiled steps, small built-in storage cupboard, and entrance door to the Hallway.

HALLWAY

With stairs rising to the first floor, under-stair cupboard, electric storage heater, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge, and WC. Console table not included.

KITCHEN/DINER 5.25m x 2.8m (max)

Fitted with a range of modern gloss white base & wall mounted units, complementary work surfaces, matching splash-backs, stainless steel sink & drainer, electric cooker, stainless steel cooker hood, tall fridge/freezer, washing machine, electric storage heater, large built-in shelved cupboard, wood effect flooring, 2 windows to the rear elevation, and glazed door leading to the rear Porch.

REAR PORCH 1m x 0.9m

With wood effect flooring, coat hooks, and glazed UPVC door leading to the rear garden.

LOUNGE 4m x 3.35m (max)

With window to the front elevation, electric storage heater, fireplace with electric fire, and fitted carpet.



WC 1.5m x 1.25m

With white suite comprising WC & wash basin, heated towel rail, vinyl flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With fitted carpet, and doors leading to all Bedrooms and the Box Room.

BEDROOM ONE 3.4m x 2.75m

With window to the front elevation with views of Oban Bay, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

BEDROOM TWO 3m x 2.75m (max)

With window to the rear elevation, 2 built-in wardrobes, wall-mounted electric heater, and fitted carpet.

BEDROOM THREE 2.75m x 2m

With window to the rear elevation, wall-mounted electric heater, and fitted carpet.

BOX ROOM 1.8m x 1m

With clothes rail, shelving, and fitted carpet.

SHOWER ROOM 2.85m x 1.5m

With white suite comprising WC & vanity wash basin unit, walk-in shower enclosure with electric shower, heated towel rail, partially tiled walls, vinyl flooring, and window to the front elevation.

GARDEN

There is garden ground to the front, side and rear of the property laid under lawn, slabbing and stone chippings, with a variety of shrubs/trees to the front.



12 Colonsay Terrace, 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 & drainage.

Council Tax: Band C

EPC Rating: E39

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. Neighbours have a right of access around property.

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. Take a left after Soroba House Hotel onto McCaig Road. Drive to the very end of this road, then take a right into Colonsay Terrace. No. 12 is straight ahead and is the first house on the left at the end of the terraced houses.

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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