



6 Quarry Road

Oban | Argyll | PA34 4DP

Guide Price £180,000

Fiuran
PROPERTY

6 Quarry Road

Oban | Argyll | PA34 4DP

6 Quarry Road is a lovely 2 Bedroom end-terrace House located within a short walking distance of Oban town centre. With enclosed corner garden and timber Summer House, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom end-terrace House
- Fitted Kitchen, bright Lounge/Diner
- 2 double Bedrooms, Bathroom
- Good storage space
- Double glazing throughout
- Effective electric heating
- Interlinked smoke & heat alarms
- Large, fully enclosed corner garden
- Summer House with deck in rear garden
- Free on-street parking to front
- Bus stop & supermarkets nearby
- Convenient to town centre and amenities
- No chain



6 Quarry Road is a lovely 2 Bedroom end-terrace House located within a short walking distance of Oban town centre. With enclosed corner garden and timber Summer House, it would make an ideal first home or buy-to-let investment.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor and under-stair storage area, bright & spacious Lounge/Diner, modern fitted Kitchen with door leading to the rear garden. The first-floor accommodation offers 2 large double Bedrooms, and a family Bathroom. There is also a Loft space.

With double glazing throughout, 6 Quarry Road also benefits from effective electric heating and good storage. There is an enclosed and easily maintained corner garden, with Summer House. There is also free on-street parking to the front of the property.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via gated entrance to the front of the property, and entrance at the front into the Hallway or at the rear into the Kitchen.

GROUND FLOOR: HALLWAY

With stairs rising to the first floor, under-stair storage area, fitted carpet, electric storage heater, and doors leading to the Kitchen and Lounge/Diner.

KITCHEN 3.25m x 2.7m (max)

Fitted with a range of white base & wall-mounted units, complementary marble effect work surfaces, sink & drainer, tiled splash-backs, brand new electric cooker, tall fridge/freezer, washing machine, built-in shelved cupboard, vinyl flooring, window to the rear elevation with blind, and door leading to the rear garden.

LOUNGE/DINER 6.25m x 3.75m (max)

With dual aspect windows to the front & rear elevations with blinds fitted, electric storage heater, wall-mounted 'Rointe' heater, attractive fireplace with electric fire, and fitted carpet.



FIRST FLOOR: UPPER LANDING

With fitted carpet, and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4.8m x 2.8m

With window to the front elevation, wall-mounted electric heater, built-in shelved cupboard, and fitted carpet.

BEDROOM TWO 3.75m x 3.35m (max)

With window to the rear elevation, wall-mounted electric heater, 2 built-in cupboards (one housing the hot water cylinder), and fitted carpet.

BATHROOM 2m x 1.7m

With modern white suite comprising bath with electric shower over, WC & vanity wash basin, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

GARDEN

The enclosed corner garden is mainly laid to grass, with some shrubs/trees and hedging, and a timber Summer House with deck in the rear garden. The sizeable garden offers potential to extend the property (subject to the relevant consents). There is also potential to create a driveway with off-street parking to the front.



6 Quarry Road, 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 B

EPC Rating: E49

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 and take a left at the Parish Church, then take a right into Quarry Road. No. 6 is on the left and can be identified by the For Sale sign in the window.

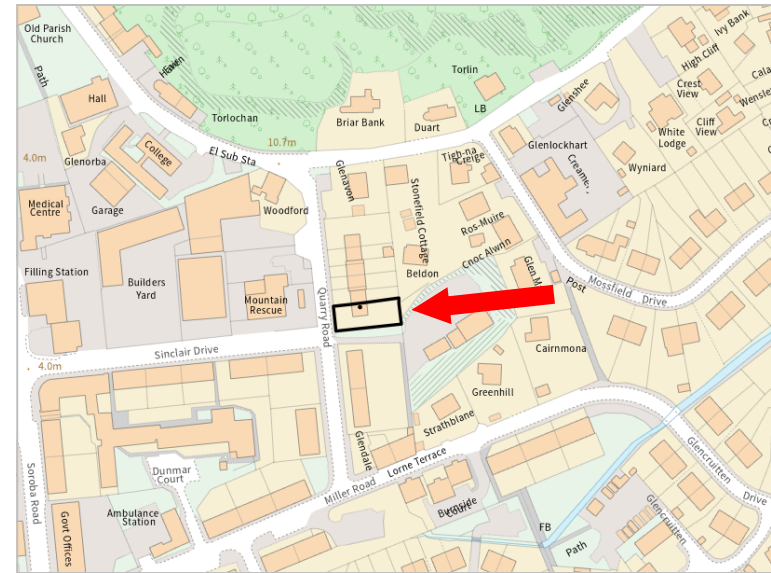
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

