



## Allasdale

Longistan Road | Oban | PA34 5JW

Guide Price £220,000

**Fiuran**  
PROPERTY

# Allasdale

Longistan Road | Oban | PA34 5JW

Allasdale is a lovely 3 Bedroom detached Bungalow, conveniently located close to Oban town centre. With easily maintained garden and private parking, it would make a wonderful family or retirement home.

Special attention is drawn to the following: -

## Key Features

- Attractive 3 Bedroom detached Bungalow
- Convenient town centre location
- Hallway, Kitchen/Diner, Lounge
- 3 Bedrooms, Shower Room
- Large Loft space with Skylight
- Oil central heating
- Double glazing throughout
- Range of white goods & furniture included in sale
- Window coverings & flooring included
- Easily maintained garden surrounding property
- Greenhouse & drying green to rear
- Private parking to both sides
- Close to amenities and on excellent bus route
- No chain



Allasdale is a lovely 3 Bedroom detached Bungalow, conveniently located close to Oban town centre. With easily maintained garden and private parking, it would make a wonderful family or retirement home.

The accommodation comprises covered Porch at the front leading into the Hallway, fitted Kitchen/Diner, bright and spacious Lounge with electric fire, 3 double Bedrooms, and a Shower Room. There is also a floored Loft with lighting, Ramsay style ladder and Skylight.

With oil central heating, the property also benefits from double glazing throughout and good storage.

Externally, the easily maintained grounds surrounding the property offer an attractive outdoor space, with a greenhouse and drying green. There is ample private parking to both sides of the property.

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

### **APPROACH**

Via covered Porch at the front leading into the Hallway, or further door at the side leading into the Kitchen/Diner.

### **HALLWAY**

With radiator, built-in cupboard, fitted carpet, access to the Loft, and doors leading to all rooms.

### **KITCHEN/DINER** 3.5m x 2.6m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, washing machine, vinyl flooring, window to the rear elevation, and external door leading to the side of the property.

### **LOUNGE** 5.05m x 4.1m

With windows to the front & side elevations, 2 radiators, fireplace with electric fire, and fitted carpet.

### **BEDROOM ONE** 3.95m x 3.05m

With window to the front elevation, radiator, range of bedroom furniture, and fitted carpet.



**BEDROOM TWO** 3.5m x 3.05m (max)

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

**BEDROOM THREE** 2.6m x 2.45m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

**SHOWER ROOM** 2.45m x 1.75m (max)

With white suite comprising WC & vanity wash basin unit, shower enclosure with mixer shower, radiator, partially tiled walls, tiled flooring, and window to the rear elevation.

**LOFT**

Large, floored storage space with lighting, Ramsay style ladder and Skylight.

**GARDEN**

The garden surrounds the property and is mainly laid to stone chippings, with paved pathways, small stone walls and shrubbery. There is a greenhouse and drying green in the rear garden, and private parking to both sides of the property.



## Allasdale, 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. Oil tank.

**Council Tax:** Band E

**EPC Rating:** E48

**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 take a left onto Croft Road, then another left into Longistan Road. Allasdale is on the left 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.



# Fiuran

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