



## 3A Lismore Crescent

Oban | Argyll | PA34 5AX

Guide Price £145,000

**Fiuran**  
PROPERTY

# 3A Lismore Crescent

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3A Lismore Crescent is a lovely 2 Bedroom mid-terraced House located within walking distance of Oban town centre. With enclosed garden to front & rear, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Spacious 2 Bedroom mid-terraced House
- Porch, Hallway, Kitchen, Lounge/Diner
- 2 Bedrooms, Shower Room, Vestibule
- Large Loft with development potential
- Electric storage heating
- Double glazing throughout
- Window coverings included in sale
- White goods available under separate negotiation
- Easily maintained, enclosed front & rear garden
- Free on-street parking
- Good bus service & local shop
- Convenient to town centre and amenities



3A Lismore Crescent is a lovely 2 Bedroom mid-terraced House located within walking distance of Oban town centre. With enclosed garden to front & rear, it would make an ideal first home or buy-to-let investment.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, bright & spacious Lounge/Diner with electric stove, fitted Kitchen, and Vestibule with door leading to the rear garden. The first-floor accommodation offers 2 large Bedrooms, and a family Shower Room. There is also a sizeable Loft space which offers development potential (subject to the relevant consents).

With double glazing throughout, 3A Lismore Crescent also benefits from effect electric storage heating. There is an enclosed and easily maintained garden to front & rear of the property. Located in a very popular residential area, there is a local shop and bus stop with regular bus service nearby. There is also a primary school and playparks within a short walking distance.

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

#### **APPROACH**

Via free on-street parking to the front of the property, and entrance through the front garden into the Porch.

#### **GROUND FLOOR: PORCH** 1.3m x 1.05m

With window to the front elevation, fitted entrance mat, and glazed door leading to the Hallway.

#### **HALLWAY**

With stairs rising to the first floor, fitted carpet, and glazed door leading to the Lounge.

#### **KITCHEN** 4.15m x 2.1m (max)

Fitted with a range of wooden base & wall-mounted units, complementary wood effect work surfaces, stainless steel sink & drainer, extractor hood, built-in shelved cupboard, vinyl flooring, window to the rear elevation, and door leading to the Vestibule. Range of white goods available under separate negotiation.



**VESTIBULE** 1.45m x 0.8m

With under-stair storage cupboard, coat hooks, vinyl flooring, and door leading to the rear garden.

**LOUNGE/DINER** 4.15m x 4.15m (max)

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

**FIRST FLOOR: UPPER LANDING**

With Dimplex electric storage heater, fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Shower Room.

**BEDROOM ONE** 3.7m x 3.55m

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

**BEDROOM TWO** 3.15m x 2.55m

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

**SHOWER ROOM** 1.85m x 1.6m

With WC & wash basin, corner shower enclosure with electric shower, partially tiled walls, carpeted flooring, and window to the rear elevation.

**LOFT**

Sizeable, partially floored space with Ramsay style ladder and lighting. Potential to be converted into further accommodation, subject to the relevant consents.

**GARDEN**

The enclosed rear garden is mainly laid to paving, with some shrubbery. Ther front is laid to stone chippings.



### 3A Lismore Crescent, 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:** D62

**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 in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae. At the top of the hill, turn right into Lismore Crescent. No. 3A is the second house on the left and can be identified by the For Sale sign.

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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

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