



2 Stalcair Crescent

Oban | Argyll | PA34 4RS

Guide Price £230,000

Fiuran
PROPERTY

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2 Stalcair Crescent is a stunning detached Bungalow with 2 Bedrooms and enclosed garden, situated in a quiet neighbourhood within walking distance of Oban town centre.

Special attention is drawn to the following:

Key Features

- Modern 2 Bedroom detached Bungalow
- Renovated throughout in recent years
- Porch, Hallway, Lounge, Kitchen/Diner
- 2 double Bedrooms, Shower Room
- Fully insulated Loft space
- Newly fitted triple glazing
- Highly efficient electric heating
- Range of white goods & blinds included
- Easily maintained, enclosed garden
- Timber garden shed
- Free residents' parking surrounding property
- Convenient to town centre and amenities
- Regular bus service



2 Stalcair Crescent is a stunning detached Bungalow with 2 Bedrooms and enclosed garden, situated in a quiet neighbourhood within walking distance of Oban town centre.

The accommodation comprises entrance Porch, Hallway with built-in storage cupboards, spacious Lounge, modern fitted Kitchen/Diner with external door leading to the rear garden, 2 double Bedrooms (one with built-in wardrobes), and a contemporary Shower Room. There is also a large, insulated Loft.

The property is in walk-in condition, and benefits from triple glazing & efficient electric heating. There is an enclosed garden with timber shed to the rear, and ample residents' parking surrounding the property.

Situated in a popular, but quiet residential area of Oban, 2 Stalcair Crescent is ideally located for easy access to the town's amenities, and benefits from a regular bus service. Beautifully presented throughout, it would make a lovely home.

APPROACH

Via residents' parking to the front or side, and gated access to pathways leading to the front (with door into the Porch) or the rear (with door into the Kitchen/Diner).

PORCH 1.65m x 0.8m

With newly fitted front door, coat hooks, ceiling downlights, vinyl flooring, and glazed internal door leading to the Hallway.

HALLWAY

With radiator, built-in shelved cupboards, ceiling downlights, access to the Loft, wood effect flooring, and doors leading to all rooms.

KITCHEN/DINER 4.1m x 3.05m

Fitted with a range of modern base & wall mounted units, wooden work surfaces & breakfast bar, bar stools, sink & drainer, built-in double oven & grill, ceramic hob, extractor hood, integrated dishwasher, tall fridge/freezer, built-in cupboard (housing the hot water cylinder), vinyl flooring, windows to the rear elevation, and external door leading to the rear.



LOUNGE 4.45m x 4.25m

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

BEDROOM ONE 4.25m x 3.15m (max)

With windows to the front elevation, wall-mounted electric heater, built-in mirrored wardrobe, and fitted carpet.

BEDROOM TWO 3.15m x 3.1

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

SHOWER ROOM 2m x 1.95m

With modern white suite comprising WC & vanity wash basin, large shower enclosure with mixer rain shower, chrome heated towel rail, ceiling downlights, tiled walls, tile effect flooring, and window to the rear.

GARDEN

There is an easily maintained, enclosed garden, mainly laid to lawn, with drying green and timber garden shed to the rear. The composite fence was recently erected and surrounds the garden.

There is free residents' parking.



2 Stalcair 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 D

EPC Rating: C69

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, on the A816 to Lochgilphead. At the roundabout, take a right onto Glengallan Road. Take the 2nd left onto Glengallan Drive, then a right into Craighouse Avenue. Take a left off Craighouse Avenue, and another left into Stalcair Crescent. 2 Stalcair Crescent 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.



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