

Raslie

Glenshellach Road | Oban | PA34 4PP

Guide Price £270,000



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Within walking distance of Oban town centre, Raslie is a modern 3 Bedroom detached house which has been fully renovated in recent years, benefiting from a paved garden and private parking.

Key Features

- Beautifully presented 3 Bedroom detached Home
- Porch, Hallway, open plan Kitchen/Diner/Lounge
- 3 Bedrooms, Bathroom, Shower Room
- Built-in storage in all Bedrooms
- Double glazing throughout
- Oil central heating & gas stove in Lounge
- New boiler fitted in 2023
- Excellent storage including large Loft
- All window coverings & flooring included in sale
- Items of furniture available under separate negotiation
- Enclosed, paved garden to the side
- External 'lean-to' to the rear
- Private parking to side of property
- Convenient to town centre and amenities



Within walking distance of Oban town centre, Raslie is a modern 3 Bedroom detached house which has been fully renovated in recent years, benefiting from a paved garden and private parking.

The ground floor accommodation comprises entrance Porch with shelved cupboard, Hallway with stairs rising to the first floor, Shower Room, and modern fitted Kitchen which is open plan to a Dining Area and Lounge (with gas stove).

The first-floor accommodation offers a spacious landing area, 3 Bedrooms (all with built-in storage), and a family Bathroom. There is also a large Loft space.

Laid out over 2 levels, the accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via parking to the side of the property, and entrance through the garden at the side into the Porch.

GROUND FLOOR: PORCH

With built-in shelved cupboard, inset door mat, and glazed door leading to the Hallway.









HALLWAY

With carpeted stairs rising to the first floor, radiator, wood effect flooring, and doors leading to the Dining Area, Lounge and Shower Room.

KITCHEN 3.05m x 3m

Open plan to the Dining Area and Lounge, fitted with a range of modern gloss base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven & ceramic hob, stainless steel cooker hood, integrated dishwasher, ceiling downlights, wood effect flooring, and window to the front.

DINING AREA 3.45m x 3m

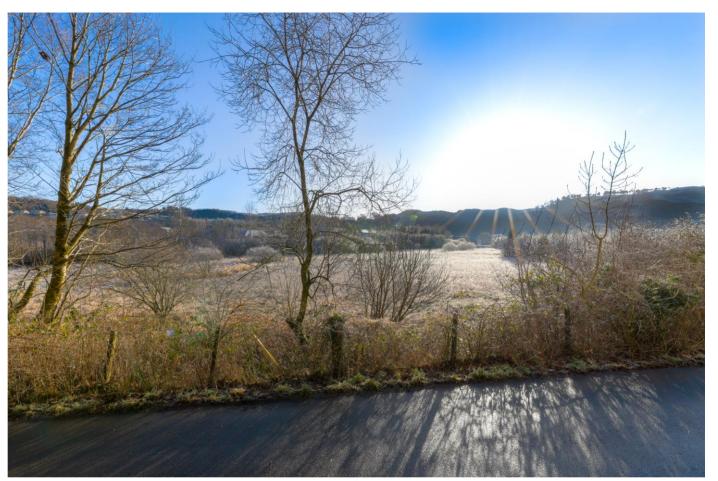
With window to the rear elevation, radiator, ceiling downlights, wood effect flooring, and door leading to the garden.

LOUNGE 5.3m x 3.8m

With large window to the front elevation, radiator, fireplace with gas stove, ceiling downlights, and wood effect flooring.

SHOWER ROOM 2.45m x 1.2m (max)

With WC & wash basin, shower enclosure with Respatex style wall paneling & electric shower, radiator, tiled walls, vinyl flooring, and window to the rear elevation.









FIRST FLOOR: UPPER LANDING

With window to the rear elevation, radiator, fitted carpet, access to the Loft, and doors leading to all Bedrooms & the Bathroom.

BEDROOM ONE 3.85m x 3.75m

With 2 windows to the front elevation, 2 built-in wardrobes, radiator, and fitted carpet.

BEDROOM TWO 3.75m x 3m

With window to the front elevation, 2 built-in wardrobes, radiator, and fitted carpet.

BEDROOM THREE 3.6m x 2.6m (max)

With window to the side elevation, built-in shelved cupboard, radiator, and fitted carpet.

BATHROOM 2.55m x 2m

With white suite comprising bath with mixer shower over, WC & wash basin, Respatex style wall panelling, ceiling downlights, vinyl flooring, and window to the side elevation.

LOFT

Large storage space, with Ramsay style ladder.

GARDEN

The side garden is mainly laid to slabs. There is a small gravelled area to the rear of the property that houses a 'lean-to' shed. There is private parking by the roadside, to the side of the property.









Raslie, 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. Oil tank.

Council Tax: Band E

EPC Rating: D59

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 Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace. After the railway bridge, take a left into Glenshellach Road. Raslie is on the right, 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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