



Raslie

Glenshellach Road | Oban | PA34 4PP

Guide Price £270,000

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PROPERTY

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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

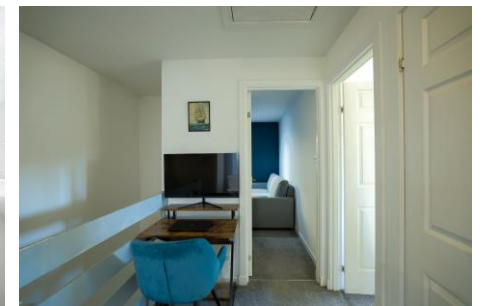
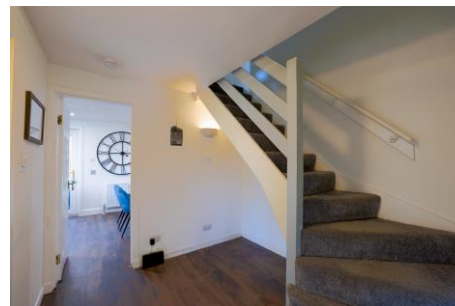
With window to the rear elevation, radiator, ceiling downlights, wood effect flooring, and door leading to the garden.

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

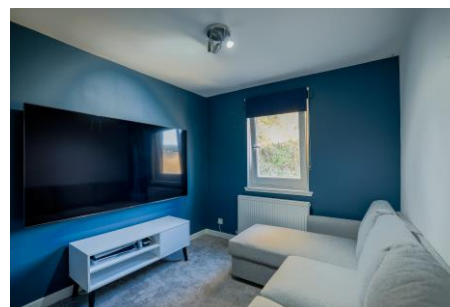
With white suite comprising bath with mixer shower over, WC & wash basin, Respatex style wall panelling, ceiling downlights, vinyl flooring, and window to the side elevation.

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.

