

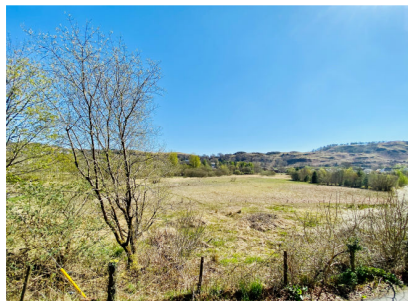


3 Bed Detached Villa

Raslie, Glenshellach Road, Oban, Argyll

Guide Price: £230,000

Family home set on a quiet elevated position within walking distance of Oban town centre. Rural views and off street parking for 2 cars. Lounge, recently installed kitchen/diner, 3 double bedrooms, shower room and a recently installed family bathroom. The property further benefits from oil central heating, double glazing, living flame LPG fire in the lounge, loft storage, workshop space and large slabbed patio. Highspeed broadband, 4G and digital television are available.




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Entrance

UPVC external door leading to the front porch with laminate flooring and storage cupboard. Internal glazed door leading to the inner hallway with stairs rising to the first floor, radiator and fitted carpet. Office/storage space under the stairs with power and light.

Open plan Kitchen Diner

Kitchen 3.1m x 3m

Recently installed dove grey gloss wall and base units with grey oak effect worktop, soft close drawers, metro tile splashbacks, integrated flush handles, inbuilt dishwashers, induction hob, oven and extractor hood. Laminate flooring, downlights, stainless steel sink with mixer tap. Rural views to the front. Archway to dining area.

Dining area 3.4m x 3m

Ample space for dining furniture, bench seating, ample sockets, downlights, carpeted, window to the rear elevation (workshop), and external door leading to the side of the property.

Lounge 5.3m x 3.8m

Bright spacious room with rural views to the front via the large picture window, focal point fireplace with living flame LPG fire, radiator, wood effect flooring, TV point, pendant lighting, fitted blinds and ample space for lounge furniture.

Shower room 2.45m x 1.2m (max)

White three piece suite with WC & wash basin, shower enclosure with Respatex style wall paneling & electric shower, radiator, tiled walls, laminate flooring, and window to the rear elevation.

First floor

Carpeted staircase leading to the upper landing with a storage cupboard, window to the rear elevation, radiator, fitted carpet, access to the Loft, and doors leading to all Bedrooms & the Bathroom.

Bedroom one 3.9m x 3.8m

King size bedroom with fantastic rural views to the front via twin windows, two inbuilt double wardrobes, radiator, carpeted, roller blinds and ample space for bedroom furniture.

Bedroom two 3.8m x 3m

Good size double bedroom with countryside views to the front elevation, 2 double inbuilt wardrobes, radiator, carpeted, pendant lighting and ample space for bedroom furniture.

Bedroom three 3.6m x 2.6 m (at longest point)

Small double bedroom with views to the side, shelved storage cupboard, radiator, and fitted carpet.

Bathroom 2.6m x 2m

Recently installed white three piece, modern bath with thermostatic shower and screen above, respatex walls, WC & wash basin, heated towel rail, downlights, vinyl flooring, and opaque window to the side elevation.

Outdoor

The property benefits from a peaceful location with rural views and country walks on your doorstep. The nearby cycle path takes you in to Oban town centre within minutes. The garden is mainly laid to slabs with an area to the rear of the property that houses a 'lean - to' shed/workshop with power and light. There is parking for 2 vehicles to the side of the property.

Location

The property is well located for easy access to the local schools, supermarkets and hospital. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike.

Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

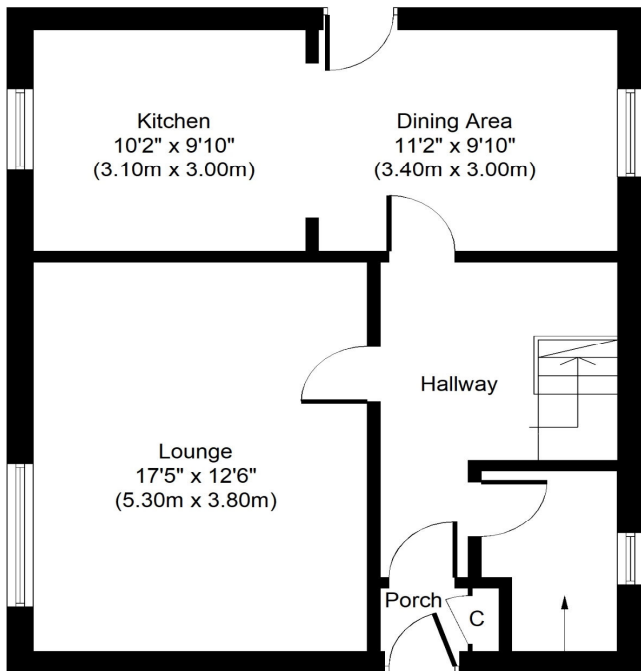
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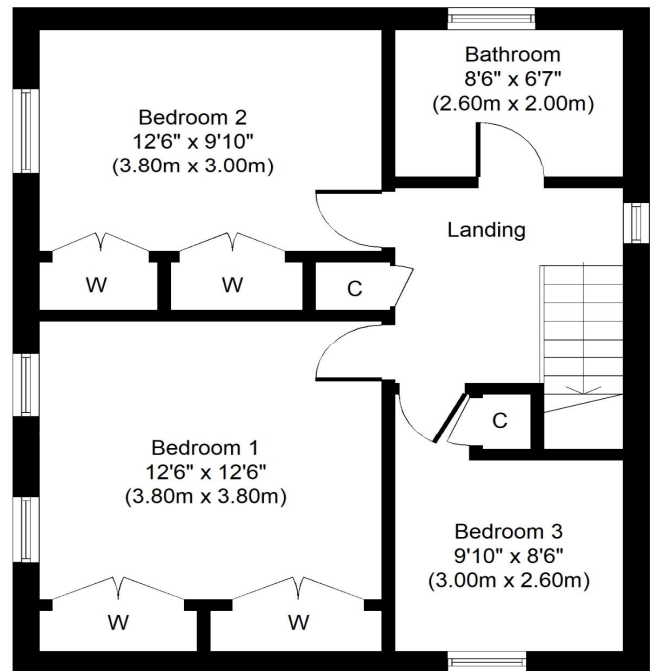
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All measurements approximate and descriptions are for guidance only.



Shower Room
8'0" x 3'11"
(2.45m x 1.20m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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