

ANDERSON BANKS

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THE COACH HOUSE, DALRIACH ROAD, OBAN, PA34 5JE



- **Detached Cottage in popular residential area**
- **Within walking distance of Oban town centre and harbour area**
- **Lounge/ Dining area, Kitchen, Bathroom, Double Bedroom**
- **Private driveway, easily maintained compact garden**
- **All furniture, floor coverings and white goods included**
- **EPC rating E44**

GUIDE PRICE £120,000

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Detached stone built cottage, originally constructed in around 1800 and later extended to include a timber frame, brick built extension. The Coach House retains character with exposed beams and its cosy, inviting lounge area.

The cottage offers an open plan lounge/dining area, kitchen and bathroom on the ground floor, with well-proportioned double bedroom with good storage on the first floor. The property is mainly double glazed (replaced in 2013), with electric heating throughout and further benefits from the added amenity of a private driveway and easily maintained area of garden ground to the rear and side.

The Coach House would make a comfortable home and is also very well suited to the holiday rental market. The cottage has been successfully let by the current owner on a long term basis for a number of years.

All items of furniture, curtains, blinds and all white goods are included in the sale price.

The Cottage is located in a popular residential area, a short walk from Oban town centre and is opposite Atlantis Leisure Centre.

The west coast town of Oban is an ideal location with its wide variety of shops, restaurants and professional services. It is also a popular holiday destination with a good range of visitor attractions and leisure activities, and its bustling harbour is a hub for Caledonian MacBrayne ferries which serve the Inner and Outer Hebrides.

The accommodation comprises:

HALL Glazed external door to rear, laminate flooring, smoke detector, overhead spotlight unit, hatch to loft, cloak area, doors to kitchen & bathroom and glazed door to lounge/dining area.

LOUNGE/DINING AREA 4.1m x 3.6m Inviting room with two windows to the front and one further window to the rear. Exposed ceiling beams, laminate flooring, storage heater, "Dimplex" electric stove/fire inset in wooden mantel and surround, two wall lights, telephone point, dining area below stairs. All items of furniture are included in the sale. Carpeted staircase with wooden balustrade to upper floor bedroom. Skylight over stairs and smoke detector.

KITCHEN 3.3m x 2.3m Pale wood effect units, work tops with stainless steel sink/drainage unit, window to side, three spot overhead light unit, wood effect vinyl flooring, cupboard housing hot water tank, "Beko" free standing cooker/hob, wall mounted hot water controls, "Hotpoint" washing machine/tumble drier, fire extinguisher, wall mounted cupboard housing electrical meter/fuses, Dimplex storage heater.

BATHROOM 2.2m x 1.7m Opaque window to rear, white bath, W.C. and wash hand basin, Respitex lined walls, mixer shower above bath with shower curtain, wood effect laminate flooring, extractor fan, heated towel rail, overhead light, shaving mirror with shaver light/point over.

UPSTAIRS

BEDROOM 3.6m x 3.4m Good sized double bedroom with two large, walk-in storage cupboards/wardrobes (both with overhead lighting), window to front, overhead spotlight unit, fitted carpet, storage heater, hatch to loft.

OUTSIDE Private drive for two cars to the side of the property and an easily managed area of garden ground with raised flower beds and shrubs to the side and rear. Outside lighting. Paved pathway.

SERVICES Mains electricity, water and drainage.

COUNCIL TAX The property is currently listed in band C.

POST CODE PA34 5JE

ENTRY Early entry available, by negotiation.

VIEWINGS Strictly by appointment through the sole selling agents.

EPC Rating E44.

PRICE Guide Price **£120,000**.

HOME REPORT The Home Report will be made available to prospective purchasers on request.

WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

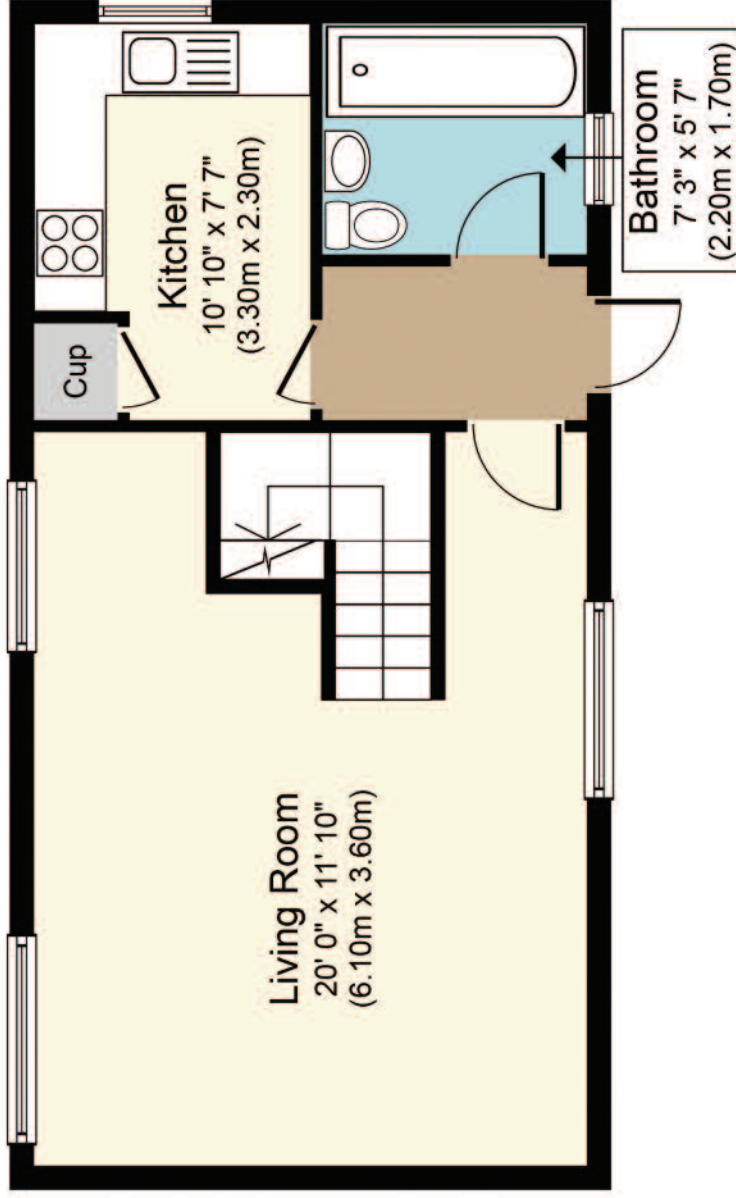
Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

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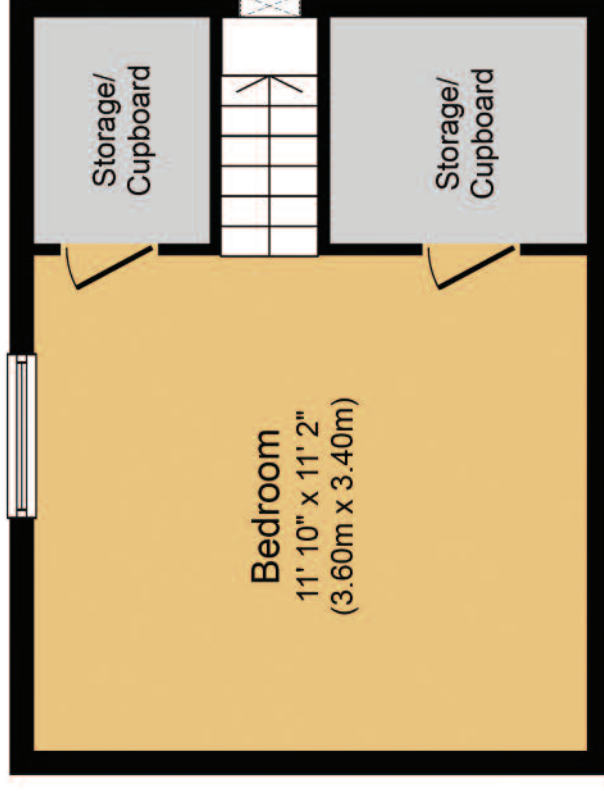
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Ground Floor
Approximate Floor Area
474 sq. ft.
(44.0 sq. m.)



First Floor
Approximate Floor Area
301 sq. ft.
(28.0 sq. m.)

The Coach House, Dalriach Road, Oban PA34 5JE

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.