

# ANDERSON BANKS

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## 19 KERRERA TERRACE, DUNOLLIE, OBAN, PA34 5AT



- **Mid terraced property in popular residential area**
- **Excellent potential for modernisation/upgrading**
- **Close to Oban Town Centre and Harbour area**
- **Vestibule, Hall, Lounge, Kitchen, 2 Double Bedrooms & Bathroom**
- **Front & Rear Garden, On-street parking available nearby**
- **EPC Rating F29**

**GUIDE PRICE £155,000**

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Mid terraced property situated in a bright, elevated location in the popular residential area of Dunollie, close to Oban town centre. The property offers an entrance vestibule, inner hall, bright lounge, kitchen and rear porch on the ground floor and has two double bedrooms and a bathroom on the upper floor. There is a compact garden to the front and a sizeable garden with open views to the rear.

The property is fully double glazed with electric storage heating throughout. Whilst the property would benefit from a programme of modernisation and refurbishment throughout, the house offers potential for development and enhancement and will ultimately make a very comfortable family home.

The property is within walking distance of Oban town centre and harbour area, with the local Primary School (with pre 5 nursery), local shop and residents play park located nearby. The property is also on a frequent bus route to/from town and the bus stop is adjacent to the property. On street parking is available nearby.

#### THE ACCOMMODATION COMPRISES:

Pedestrian gate and three steps to front garden. Further four steps to front door.

**ENTRANCE VESTIBULE** 1.4m x 1.2m External door with opaque glazing and glazed side panel. Overhead light, glazed inner door and glazed panel to hall.

**HALL** Overhead light, door to lounge and staircase to upper floor.

**LOUNGE** 4.3m x 4.2m Bright lounge room with two windows to the front. Open fire with brick surround and wooden mantle. Exposed floorboards with underlay, storage heater, overhead light and door to kitchen.

**KITCHEN** 2.7m x 2.1m Spacious kitchen with two windows to the rear, overlooking the rear garden. Selection of base units with worktops, stainless steel sink/drainage unit, freestanding electric oven, Lec fridge/freezer, storage heater, wall mounted water heating controls and door to rear porch.

**PORCH** 1.5m x 0.9m Overhead light, large walk-in under stair cupboard with electrical meter board, fuses etc. and cloak area. Door to rear garden.

**UPSTAIRS** Staircase with wooden balustrade and overhead light to upper floor.

**HALL** Storage heater, exposed floorboards, overhead light and hatch to loft. Doors to bedrooms and bathroom.

**BEDROOM 1** 4.3m x 3.3m Double bedroom with two windows to the front, carpet, overhead light, storage heater, large cupboard and further airing cupboard with hot water cylinder.

**BEDROOM 2** 3.3m x 3.2m Double bedroom with two windows to the rear, exposed floorboards, storage heater and overhead light.

**BATHROOM** 2m x 1.7m Opaque window to the rear, exposed floorboards, beige bathroom suite comprising bath, W.C. and wash hand basin, Dimplex wall heater and overhead light.

**GARDEN** Compact area of garden to the front with shrubs, hedging, plants and paving stones. The rear garden is well proportioned, is fenced to the sides and enjoys open views to the rear. The rear garden is on two levels with paved areas, coal bunker and with excellent potential for landscaping, development and enhancement.

**COUNCIL TAX** The property is currently listed in band C.

**ENTRY** By mutual arrangement.

**SERVICES** Mains water, electricity and drainage.

**VIEWING** Strictly by appointment through the sole selling agents.

**EPC RATING** F29.

**HOME REPORT** A copy of the Home Report will be made available to interested parties on request.

**PRICE** Guide Price **£155,000**.

**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.

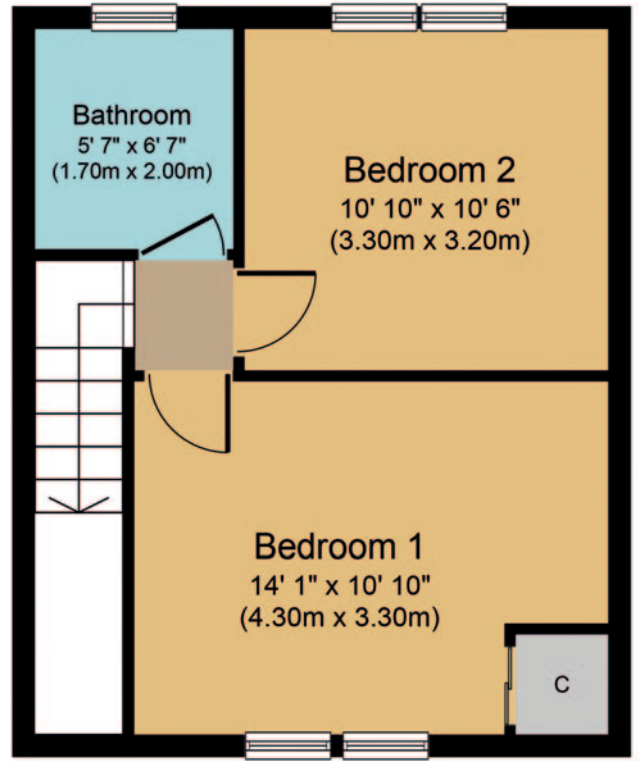
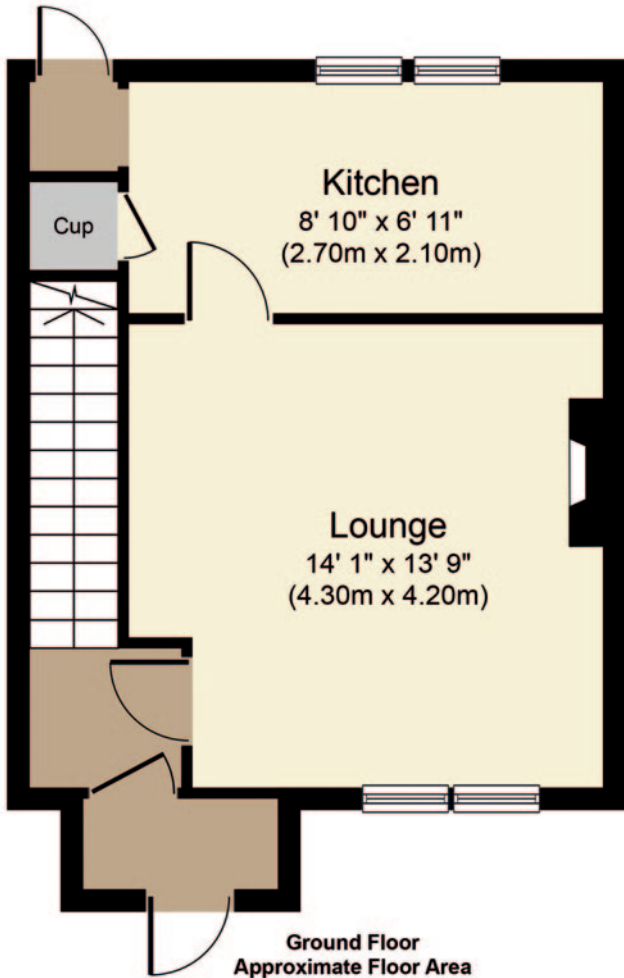
**Note:** The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely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

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### 19 Kerrera Terrace

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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