

# ANDERSON BANKS

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## ROSSGILL, 10 DRUMMORE ROAD, OBAN, PA34 4JL



- **Three bed semi-detached property in quiet residential area**
- **Within walking distance of Oban town centre, schools and amenities**
- **Lounge, Kitchen, Utility/Cloakroom, 3 Bedrooms, Bathroom**
- **Conservatory, Detached Timber Garage, Front and Rear Gardens**
- **Offering great potential as a super family home**
- **EPC Rating D61**

**GUIDE PRICE £198,500**

**(£1500 BELOW REVISED HOME REPORT VALUATION)**

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Three bed semi-detached house situated in a quiet residential area on the outskirts of town and within walking distance of the town centre, schools, hospital and supermarkets. There is also a regular bus service to/from the town centre located nearby. The property is fully double glazed with oil fired central heating throughout.

The property benefits from a spacious lounge, kitchen, utility and small cloakroom on the ground floor and has three bedrooms and family bathroom on the upper floor. The property also has the versatile added amenity of a bright Conservatory to the rear of the property, which overlooks the garden. There is also a separate, timber-built garage situated to the rear of the property, which has pedestrian access to the rear garden.

The property offers great potential and would make a super family home.

#### THE ACCOMMODATION COMPRISES:

**LOUNGE** 5.70m x 3.5m Door to front. Spacious, bright lounge with windows to front and rear, opaque double-glazed door and glazed panel to the front. Two large radiators, overhead spotlights, shelving and T.V. and telephone points. Carpeted staircase with two balustrades and grab rail leading to first floor. Glazed door to kitchen –

**KITCHEN** 3.5 x 3.5m Well-proportioned fitted kitchen with a good range of modern cream units and complementary wooden worktops. Windows to the side (to conservatory) and further window to the rear, with roller blinds. Splashback tiling, ample work surfaces, tiled floor, integrated oven (not currently operational), separate hob (not currently operational) with Neff extractor hood over. Large free standing Bosch fridge/freezer, stainless steel sink/drain unit and heated towel rail. Open plan to the utility room and rear door/Conservatory.

**UTILITY ROOM** 2.6m x 2m Double glazed door from conservatory and rear garden. Window with roller blind to the side, "Hoover" washing machine, "Zanussi" slimline dishwasher, storage cupboard, display shelving, overhead light, access to under stair storage area and tiled floor. Separate compact cloakroom with W.C., wash hand basin, tiled floor and extractor fan.

**CONSERVATORY** 5m x 3.2m (at longest and widest). Versatile addition offering extra living space, which overlooks the rear garden. Three external doors to the rear and side with multiple windows, wall lights, wood panelling, power points and wooden flooring.

#### UPPER FLOOR

**BEDROOM 1** 3.7m x 2.8m (including fitted wardrobes) Double bedroom with window to the front, double fitted/mirrored wardrobes, radiator, overhead light, telephone point and fitted carpet.

**BEDROOM 2** 4m x 2.50m Double bedroom with window to the front, overhead light, fitted carpet, airing cupboard and radiator.

**BEDROOM 3** 3.5m x 1.95m Window to the rear, overhead light, fitted carpet, radiator and walk in cupboard with hanging space.

**UPPER HALL** Fitted carpet, hatch to loft, smoke detector, doors to all rooms.

**BATHROOM** 2.5m x 1.68m Opaque window to the rear, four-piece bathroom suite comprising bath, W.C., wash hand basin and bidet. Triton electric shower over the bath with splash screen. Fully tiled walls, shaver point/light, extractor fan, overhead light, radiator, fixed mirror and glass shelving.

**OUTSIDE Front garden** – Pedestrian gate to front, fully fenced, flower beds with various shrubs and plants laid out in bark. Paved pathway to front door and side gated entrance to rear garden area. **Rear garden** – Paved pathways and patio area, steps up to level lawn area, small garden shed with power, various plants and shrubs, further pedestrian gate to side, leading to garage courtyard. Green house with power. Decked area and steps leading to conservatory.

**GARAGE** 4.75m x 3.05m Detached garage situated to the rear of the property, with pedestrian access via a gate to/from rear garden. Vehicular access to the garage is by road and is located adjacent to Eadar Glinn Care Home. The garage is of timber construction with double doors to the front. Concrete floor, window to the rear, power and light. There is ample storage for a vehicle or for use as a workshop/store.

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

**ENTRY** By mutual arrangement.

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

**EPC RATING** D61

**PRICE** Guide Price **£198,500 (£1500 below revised Home Report valuation).**

**NOTE** Please note that the oven and hob are not currently fully operational. No warranties will be given regarding these items. All other remaining white goods are in working order and are included in the sale price.

**HOME REPORT** The Home Report will be made available to interested parties 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.

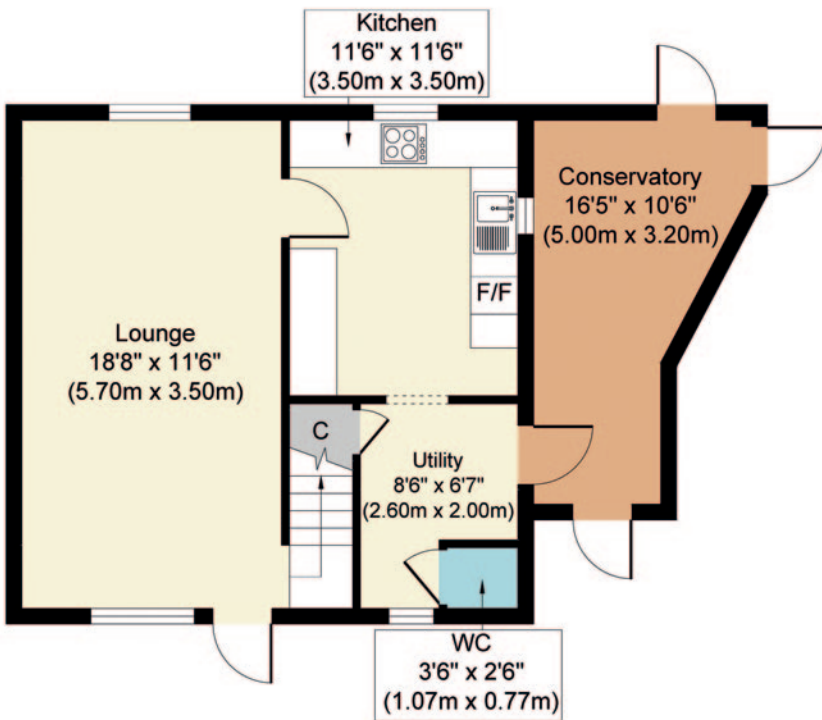
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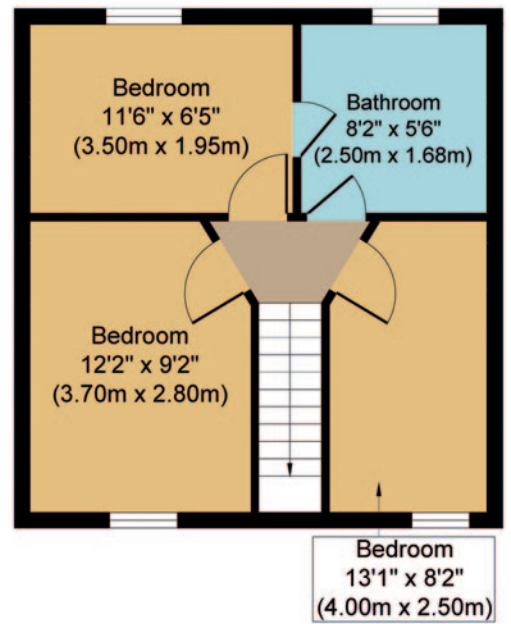
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**Ground Floor**  
**Approximate Floor Area**  
**539 sq. ft**  
**(50.11 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**387 sq. ft**  
**(35.96 sq. m)**

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.