



Whinhurst

Glenshellach Road | Oban | PA34 4PP

Guide Price £295,000

Fiuran
PROPERTY

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Whinhurst is a beautifully presented 3 Bedroom detached House, set in garden grounds extending to approximately 0.3 acres. Within a short walking distance of Oban town centre, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Attractive 3 Bedroom detached House
- Porch, Hallway, modern Kitchen/Diner, Lounge
- 3 double Bedrooms, open-plan Office, Bathroom, WC
- Double glazing throughout
- Gas central heating & Fisher heating fireplace
- White goods & window coverings included in sale
- Items of furniture may be available separately
- Excellent storage, including eaves
- Large garden with inner fenced area suitable for children
- Timber garden shed & summer house
- Driveway with private parking for several vehicles
- Quiet area within walking distance of town centre
- No through road, so little passing traffic
- No chain



Whinhurst is a beautifully presented 3 Bedroom detached House, set in garden grounds extending to approximately 0.3 acres. Within a short walking distance of Oban town centre, it would make a wonderful family home.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, modern & spacious Kitchen/Diner with glazed French doors leading to the rear garden, bright Lounge with Fisher heating fireplace, 2 double Bedrooms, and a gorgeous family Bathroom.

The first floor offers an open plan Office area, further double Bedroom, and a WC. There is also access to eaves storage.

In addition to mains gas central heating, the property also benefits from double glazing throughout. A range of white goods and window coverings are included in the sale. Some items of furniture may also be available separately. The sizeable, garden has an attractive patio area, enclosed & child-friendly play area, timber garden shed and a summer house. The driveway provides private parking for several vehicles.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via driveway & private parking to the side of the property, and entrance at the front into the Hallway or at the side into the Porch.

GROUND FLOOR: HALLWAY

With entrance door & windows to the front elevation, radiator, 2 built-in shelved cupboards, fitted carpet, doors leading to the Kitchen/Diner, Lounge, Bedroom One, Bedrooms Two and the Bathroom.

KITCHEN/DINER 5.5m x 3.55m

Fitted with a range of modern grey base & wall mounted units, complementary work surfaces, sink & drainer, Respatex style splash-backs, Range cooker with gas hob, cooker hood, integrated fridge, freezer & dishwasher, washing machine, radiator, under-stair storage cupboard, vinyl flooring, window to the side elevation, door leading to the Porch, and glazed French doors leading to the rear garden.

PORCH

With windows to the rear & side elevations, vinyl flooring, and door to the driveway.



LOUNGE 3.95m x 3.65m

With window to the front elevation, radiator, Fisher heating fireplace, and fitted carpet.

BEDROOM ONE 3.95m x 3.65m

With window to the front elevation, radiator, and fitted carpet.

BEDROOM TWO 3.65m x 3.3m

With window to the rear elevation, radiator, fitted bedroom furniture, and fitted carpet.

BATHROOM 2.45m x 1.55m

With modern white suite comprising P-shaped bath with mixer rain shower over, WC & wash basin vanity unit, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, tile effect flooring, and window to the rear elevation.

FIRST FLOOR: OFFICE AREA 3.75m x 2m

With windows to the front & rear elevations, ceiling downlights, eaves storage, fitted carpet, and doors leading to Bedroom Three and the WC.



BEDROOM THREE 3.75m x 3.15m

With windows to the front elevation, radiator, built-in wardrobe, ceiling downlight, eaves storage, and fitted carpet.

WC 1.55m x 1.25m

With modern white suite comprising WC & wash basin, vinyl flooring, and window to the rear elevation.

GARDEN

There is garden ground to the front, side & rear of the property extending to approximately 0.3 acres. The front is mainly laid to lawn with some shrubs/trees, and a gravelled pathway to the front door. The back garden is partially laid to stone chippings, paving stones and a sloped lawned area to the rear with additional shrubs/trees. There is also an enclosed child-friendly area laid to artificial grass, a timber garden shed and summer house within the back garden.



Whinhurst, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage.

Council Tax: Band E

EPC Rating: E39

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace. After the railway bridge, take a left into Glenshellach Road. Whinhurst is on the left and can be identified by the For Sale sign.

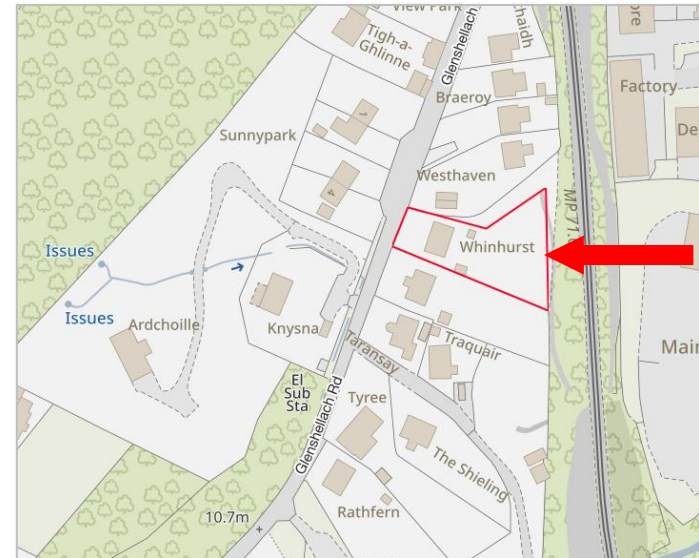
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

