



## 7 Lorn Avenue

Oban | Argyll | PA34 5AP

Guide Price £125,000

**Fiuran**  
PROPERTY

# 7 Lorn Avenue

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Offering improvement potential, 7 Lorn Avenue is a 2 Bedroom end-terraced House located within walking distance of Oban town centre.

Special attention is drawn to the following:-

## Key Features

- Spacious 2 Bedroom end-terraced House
- Fitted Kitchen, bright Lounge/Diner
- 2 double Bedrooms, Bathroom
- Large Attic with development potential
- Fully double glazed
- Electric heating & open fire
- Excellent storage (including built-in wardrobes)
- All window & floor coverings included
- Easily maintained garden
- Private off-road parking
- Good bus service & local shop
- Convenient to town centre and amenities
- No chain



Offering improvement potential, 7 Lorn Avenue is a 2 Bedroom end-terraced House located within walking distance of Oban town centre.

The ground floor accommodation comprises entrance Hall with stairs rising to the first floor, bright & spacious Lounge/Diner with open fire, fitted Kitchen, and rear Vestibule with access to the rear garden. The first floor offers 2 double Bedrooms with built-in wardrobes, and a family Bathroom. There is also a substantial, floored Attic with development potential (subject to the relevant consents).

With double glazing throughout, 7 Lorn Avenue also benefits from electric heating and excellent storage. There is an easily maintained garden to the rear of the property, and private parking to the side.

Located in a very popular residential area, there is a local shop and bus stop with regular bus service nearby. There is also a primary school and playparks within a short walking distance.

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

#### **APPROACH**

Via driveway to the side of the property, and entrance at the front into the Hall.

#### **HALL**

With stairs rising to the first floor, fitted carpet, and door leading to the Lounge/Diner.

#### **LOUNGE/DINER** 4.25m x 3.3m

With window to the front elevation, electric storage heater, fireplace with open fire, fitted carpet, and door leading to the Kitchen.

#### **KITCHEN** 4.25m x 2.25m

Fitted with a range of base & wall-mounted units, complementary work surfaces, breakfast bar, stainless steel sink & drainer, tiled splash-backs, window to the rear elevation, built-in shelved cupboard/larder, vinyl flooring, space for a range of white goods, and door leading to the Vestibule.



**VESTIBULE** 1.5m x 0.9m

With large under-stair cupboard (housing the fuse box & electric meter), vinyl flooring, and external door leading to the rear garden.

**UPPER LANDING**

With electric storage heater, fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Bathroom.

**BEDROOM ONE** 4.25m x 3.1m

With window to the front elevation, electric wall heater, built-in cupboard (housing the hot water cylinder), 2 built-in wardrobes, and fitted carpet.

**BEDROOM TWO** 2.75m x 2.45m

With window to the rear elevation, electric wall heater, built-in wardrobes, and fitted carpet.

**BATHROOM** 1.9m x 1.7m

Fitted with an avocado suite comprising bath with electric shower over, WC & washbasin, partially tiled walls, fitted carpet, and window to the rear elevation.

**ATTIC** 5.3m x 4.4m

Fully floored, with lighting, and Velux style window.

**EXTERIOR**

There is a mono-blocked private parking area to the side of the property with space for at least 2 vehicles, and small garden area to the front.

The shared rear garden is easily maintained and mainly laid to paving stones.



## 7 Lorn Avenue, 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 & drainage

**Council Tax:** Band C

**EPC Rating:** F23

**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 in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae and drive up the hill. 7 Lorn Avenue is on the left just after Laggan Road.



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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