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**FIRST FLOOR FLAT,
25C KERRERA TERRACE,
DUNOLLIE, OBAN**



OFFERS IN THE REGION OF £92,500

- Well presented first floor flat in popular residential area
- Fully double glazed, Electric heating
- Hall, Lounge, Kitchen, Bathroom, 2 Double Bedrooms
- Walk-in storage area, Communal rear garden
- Absolute walk-in condition - viewing recommended

Tel: 01631 563158

For full property details see our Website

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A well-proportioned first floor flat situated in an elevated location within the established residential development of Dunollie. The flat enjoys glimpses of Oban bay and the Island of Kerrera beyond and is within walking distance of the town centre and all services. The property is in a good state of maintenance and repair throughout and benefits from neutral décor and floor coverings..

The property is fully double glazed with efficient electric heating throughout and an attractive electric wood burner style fire in the lounge. Some white goods are also included in the sale price.

Within Dunollie, Primary education is available at Park Primary School, a well- stocked shop is nearby and there is a regular frequent bus service to town.

The accommodation comprises:-

The flat is accessed from a well-kept entrance close.

- HALL** 4.93m x 0.89m UPVC entrance door. Fitted carpet (floor tiles at entrance door). Radiator. Two overhead lights. Coat hooks. Spacious storage cupboard with louvre doors and overhead light (housing electrical meter boards).
- LOUNGE** 4.74m x 4.24m Spacious lounge with two windows to front and door to Veranda. Fitted carpet. Radiator. Overhead light. Ceiling coverings. Telephone/Broadband/Satellite points. Attractive fireplace with wooden/marble surround and marble hearth housing a free standing electric wood burner style fire.
- KITCHEN** 3.18m x 2.78m Modern, well fitted kitchen with a good range of wall and floor units. Window to rear with roller blind. Tiled splash back. Electric cooker with concealed extractor hood. Larder cupboard. Vinyl flooring. Dimplex wall heater. Plumbed for washing machine. Large "Hotpoint" fridge freezer. Stainless steel sink unit. Wall mounted heating controls.
- BATHROOM** 95m x 1.65m Opaque window to rear. Tiled floor. Three piece suite comprising bath, wash hand basin and W.C. in white. Mixer shower over bath. Dimplex wall mounted heater. Tiling around bath. Shelving. Extractor fan. Overhead light.
- BEDROOM 1** 4.25m x 3.03m Double bedroom with window to front. Fitted carpet. Overhead light. Radiator. Currently being used as an office.
- BEDROOM 2** 3.94m x 2.94m Double bedroom with window to the rear. Fitted carpet. Overhead light. Radiator point. Fitted wardrobe. Airing cupboard housing water tank.
- OUTSIDE** There is a communal drying green to the rear, bin area and paved pathway around the building. Walk-in storage cupboard situated on first floor landing.
- NOTE** The Veranda has recently been refurbished and is in a good state of repair.

SERVICES	Mains electricity, water and drainage.
COUNCIL TAX	The property is currently listed in band B.
ENTRY	By arrangement
VIEWING	By appointment through the selling agents.
PRICE	Offers in the region of £92,500 are expected.
HOME INFORMATION PACK	A copy of the Home Information Pack will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties in PDF format free of charge.

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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