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CURRAGOUR LAUREL CRESCENT OBAN, PA34 5ED



GUIDE PRICE £215,000

- Beautifully presented detached property in quiet sought after residential location
- Bright elevated position close to McCaig's Tower
- Fully double glazed, LPG central heating, multi-fuel stove
- Entrance porch, Hall, Lounge, Kitchen/Dining, Bathroom
- 3 Bedrooms (2 with ensuite facilities), Walk-in Storage, Garden, Private Parking

Tel: 01631 563158

For full property details see our Website

www.andersonbanks.co.uk

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Extremely attractive detached property in quiet elevated location near McCaig's Tower. This three-bedroomed family home is immaculately presented with spacious accommodation and enjoys a lovely outlook. It is fully double glazed with LPG central heating and multi-fuel stove in the lounge. It also benefits from two bedrooms having ensuite facilities. Other notable features include the stylish family bathroom with separate shower, large and well fitted kitchen with dining area, galleried landing on upper floor and attractive outside space.

The property has excellent storage space including built-in wardrobes in two of the bedrooms and a large walk-in storage cupboard on the upper landing which could easily be converted to a study area.

The property takes full advantage of its bright and sunny elevated location with a charming patio area to the west side with glazed sliding doors leading off the lounge. Another patio area to the front of the house leads on to the driveway which provides parking facilities.

Laurel Crescent is situated in a popular residential area in the upper part of town within easy walking distance of the town centre and amenities. It is essentially a private road only leading to the individual houses with little passing traffic, meaning a safe environment for both children and pets.

Early viewing is strongly recommended to appreciate this impressive home.

The accommodation comprises:-

ENTRANCE PORCH

Good sized entrance porch with wood and glass paned external door. Tiled floor, central heating radiator, overhead light, window to side, built in cupboards with tiled work surface (cupboard vented for tumble dryer). Hatch to loft space (housing remote controlled A-rated energy efficient boiler), smoke alarm, area for coat hooks with Perspex wall covering, shelved storage. Glazed door to Hall.

HALL

(2.05m x 3.05m) Doors to Porch, Lounge, Kitchen, Bathroom and stairs to upper floor. Wooden floor, large understair storage cupboard, central heating radiator, single power point.

LOUNGE

(6.9m x 3.44m) Large, bright living space with lovely outlook. Glazed doors to patio area to side of house. Two windows to rear, two central heating radiators, attractive multi-fuel stove set in stone fireplace with wooden mantle, wall lights, laminate flooring, 4 double and one single power point, telephone point, tv point.

KITCHEN/ DINING

(6.9m x 3.63m) Excellent sized kitchen with dining space. Plentiful worksurface and cupboard space. Wooden wall and floor units including glazed cabinet with internal lighting. Tiled worksurface, space for fridge, freezer, washing machine and dishwasher, stainless steel double sink, newly fitted integrated Hotpoint double oven. Door to rear garden, window to front and side, gas hob with overhead extractor fan, range of spotlights and overhead lights, 7 double and 2 single power points, telephone point.

BATHROOM

(2.56m x 2.84m) Obscured window to front. Neutral tiled floor, attractive modern four piece suite consisting of WHB, WC, Bath and separate shower cubicle with mains powered Aqualis thermostatic shower. Neutral tiling to ½ height, white heated towel rail, spotlights, central heating radiator.

UPPER HALL

Carpeted stair to upper hall, galleried landing to ground floor. Large walk-in storage cupboard with power and good sized shelved area, hatch to loft space (this space could be converted to a study).

MASTER BEDROOM

(5.98m x 3.47m at longest & widest) Attractive room with window to rear with lovely outlook, large double built-in wardrobe, laminate flooring, central heating radiator, TV point, combination of spotlights and overhead light. 4 double power points, Door to en-suite:-

ENSUITE

Tiled floor, obscured window to rear, WHB, WC in white, shower cubicle housing mains Aqualisa thermostatic shower, spotlights, extractor fan, silver fittings, central heating radiator, neutral décor.

BEDROOM 2

(5.98m x 2.37m at longest & widest) Attractive room with pale green decor, laminate flooring, window to side and velux roof window, overhead light, TV point, 4 single power points, door to en-suite:-

ENSUITE

WC & WHB, wooden fittings, extractor fan, overhead light, mirror, laminate flooring.

BEDROOM 3

(2.6m x 2.37m) Wooden floor, window to front, central heating radiator, built-in wardrobe, access to good sized storage area in eaves, 2 double & 1 single power points.

OUTSIDE

Lovely patio areas to front and side, grassed areas to side and rear. Driveway, fenced space housing LPG tank. Attractive range of flowers and shrubs in borders.

SERVICES

Mains electric, water and drainage. LPG gas.

COUNCIL TAX

The property is currently listed in Band E.

ENTRY

By arrangement.

VIEWING

Strictly by appointment through the selling agents.

PRICE

Guide Price £215,000

POST CODE

PA34 5ED

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.

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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.

