



1a Dunard Terrace

Oban | Argyll | PA34 4BJ

Guide Price £125,000

Fiuran
PROPERTY

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1 Dunard Terrace is an attractive ground floor flat within a beautiful granite faced tenement, conveniently located in Oban town centre. With gas central heating & communal garden/drying green, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:

Key Features

- One Bedroom Flat in beautiful tenement building
- Hallway, Kitchen/Diner, Lounge
- Double Bedroom, Bathroom
- Gas central heating & multi-fuel stove
- Fully double glazed, with window coverings included
- High ceilings, historical features & good storage
- Interlinked smoke & heat alarms
- Some items of furniture available, if required
- Coal shed/store and bin storage area
- Enclosed communal garden/drying green
- Convenient to local shops & library
- Close to ferry's, buses & trains



1 Dunard Terrace is an attractive ground floor flat within a beautiful granite faced tenement, conveniently located in Oban town centre. With gas central heating & communal garden/drying green, it would make an ideal first home or buy-to-let investment.

The accommodation is accessed through a well maintained close and comprises entrance Hallway, spacious Kitchen/Diner, bright Lounge with attractive fireplace & multi-fuel stove, double Bedroom, and lovely Bathroom.

In addition to high ceilings & historical features, the property benefits from double glazing throughout. All flooring and window coverings are included in the sale. Some items of furniture are also available, if required. The property is ideally located for easy access to a range of shops (including M&S, Tesco & Homebase), the local library, and public transport links (the bus & train stations and ferry terminal are only a short walk away).

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

APPROACH

Via access at the front of the property into the well-kept communal close, and through an entrance door on the right.

HALLWAY

With radiator, built-in storage cupboard, laminate flooring, and doors leading to the Kitchen/Diner, Lounge, Bedroom and Bathroom.

KITCHEN/DINER 4.2m x 3.25m (max)

Fitted with a range of modern base & wall-mounted units, complementary wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, gas hob, washing machine, small fridge, built-in cupboard (housing the gas boiler), further built-in storage cupboard, ceiling pulley, radiator, wood effect vinyl flooring, and recessed window to the rear elevation overlooking the communal yard.



LOUNGE 3.35m x 3.25m

With recessed windows to the front elevation, radiator, attractive slate fireplace with multi-fuel stove, recessed alcove with glass shelving & storage unit, decorative ceiling rose, and fitted carpet.

DOUBLE BEDROOM 3.35m x 1.95m

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

BATHROOM 3m x 1.15m (max)

Fitted with a modern white suite comprising freestanding bath with mixer rain shower over, WC and vanity washbasin, radiator, Respatex style wall panelling, vinyl flooring, and recessed window to the rear elevation.

EXTERNAL

There is a pleasant area of shared garden/drying green to the side of the property, and a private coal shed/store to the rear, as well as a bin storage area. There is non-designated on street parking close by, with the option to buy a permit if required.



1a Dunard Terrace, 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 B

EPC Rating: D63

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 up Albany Street. Take a left hand turn at the top, onto Drimvargie Road, and take another left onto Glenshellach Terrace. 1a Dunard Terrace is on the left and can be identified by the For Sale sign in the window.

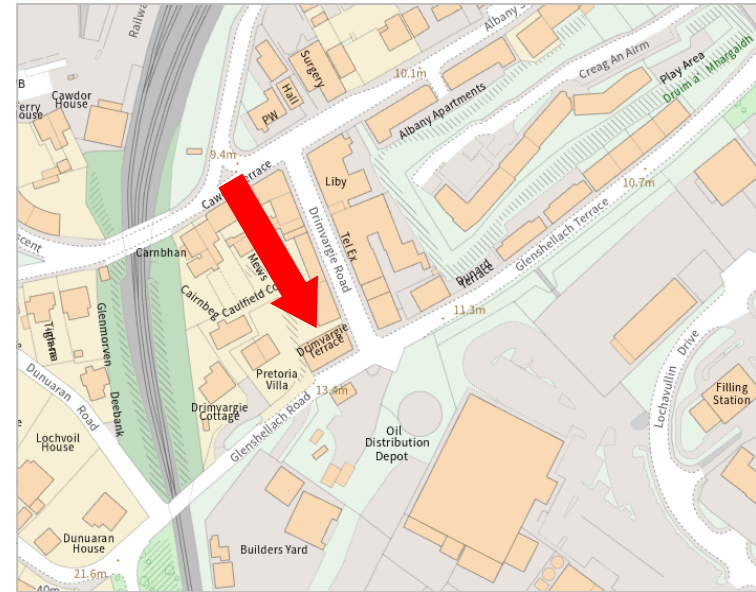
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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