



1E Burnbank Terrace

Oban | Argyll | PA34 5PB

Offers Over £115,000

Fiuran
PROPERTY

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1E Burnbank Terrace is a 2 Bedroom top floor Flat, within a 3-storey terraced tenement. Conveniently located near to Oban town centre and with magnificent views of Oban Bay towards Kerrera & Mull, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- 2 Bedroom top floor Flat
- Elevated views of Oban Bay & the islands
- Convenient town centre location
- Hallway, Kitchen, Lounge
- 2 Bedrooms, Bathroom, WC
- Double glazing throughout
- Shared garden/drying green
- Free informal parking to rear
- On-street parking to front with permit available
- Ideal purchase for first-time buyers/investor
- Improvement potential
- No chain



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The accommodation comprises entrance Hallway, fitted Kitchen with views of Oban Bay & the islands, 2 double Bedrooms (one with sea views), Bathroom, and separate WC.

1E Burnbank Terrace is brought to the market with no chain and benefits from double glazing throughout. There is on-street parking available, with the option to purchase a permit if required. There is further informal free parking to the rear of the building, along with a communal garden/drying green.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via access through a blue door at the front of the property, up 3 sets of stairs, and through an entrance door on the left.

HALLWAY

With built-in cupboard (housing the hot water cylinder), and doors leading to all rooms.

KITCHEN 4.4m x 2.25m (max)

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, space for a range of appliances, vinyl flooring, and window to the rear elevation with elevated sea views.

LOUNGE 4.5m x 4.35m (max)

With window to the front elevation with storage below, built-in shelved unit, and wall-mounted light fittings.



BEDROOM ONE 3.75m x 3.25m (max)

With window to the front elevation with views of McCaig's Tower.

BEDROOM TWO 3.15m x 2.85m (max)

With window to the rear elevation with elevated sea views, and fitted carpet.

BATHROOM 2.4m x 1.1m

With cast-iron bath, wash basin, wood effect flooring, and Velux style window to the rear elevation.

WC 1.05m x 0.75m

With WC and wood effect flooring.

EXTERNAL

There is a communal area of garden /drying green to the rear of the building as well as an informal free parking area. There is further on-street (permit) parking to the front.



1E Burnbank 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, and drainage.

Council Tax: Band B

EPC Rating: D60

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

Heading into Oban on the A85 from Glasgow, take a left just after the Kings Knoll Hotel onto Deanery Brae. At the bottom of the hill, take a right onto Breadalbane Street. Burnbank Terrace is on your right-hand side and no. 1 can be identified by the blue entrance door.

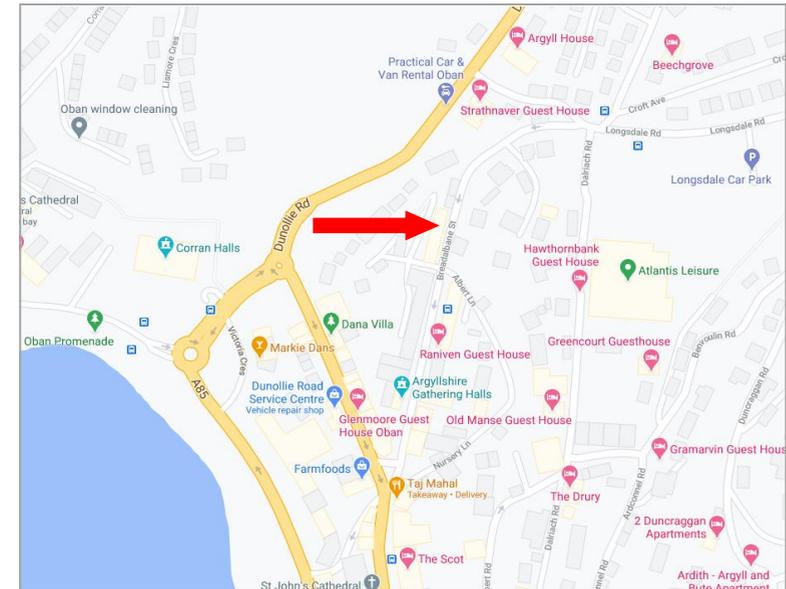
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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