



9 Albany Apartments

Oban | Argyll | PA34 4AL

Guide Price £199,950

Fiuran
PROPERTY

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9 Albany Apartments is a lovely 2 Bedroom ground floor Flat in a sought-after location close to Oban town centre. With no chain and in walk-in condition, it would make an ideal first or retirement home, buy-to-let investment, or holiday rental.

Special attention is drawn to the following:-

Key Features

- Modern 2 Bedroom ground floor Apartment
- Close to town centre amenities & police station
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Ample storage including built-in wardrobes
- Replacement electric heating throughout
- Fully double glazed
- Floor & window coverings included in sale
- Secure entry system
- Permit parking to front of building
- No chain



9 Albany Apartments is a lovely 2 Bedroom ground floor Flat in a sought-after location close to Oban town centre. With no chain and in walk-in condition, it would make an ideal first or retirement home, buy-to-let investment, or holiday rental.

The accommodation comprises entrance Hallway, modern fitted Kitchen, Lounge/Diner with attractive oak flooring, contemporary Shower Room, and 2 double Bedrooms with built-in wardrobes.

Fully double glazed and with newly fitted Rointe wall-mounted heaters throughout, the property also benefits from ample storage. All floor coverings and blinds are included in the sale. The well-kept close has a secure entry system and provides access to the rear where there is off-street parking. The property is only a 2-minute walk from the town centre, yet benefits from a quiet location.

The accommodation with approximate sizes is arranged as follows:

APPROACH

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

HALLWAY

With wall-mounted electric heater, built-in storage cupboard, secure entry phone, oak flooring, and doors leading to the Kitchen, Lounge/Diner, Shower Room, and both double Bedrooms.

KITCHEN 2.7m x 2.45m

Fitted with a range of white base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, newly fitted vinyl flooring, and window to the front elevation. Built-in electric oven, ceramic hob, fridge/freezer, and washing machine included in sale (no guarantees provided).



LOUNGE/DINER 3.95m x 3.45m

With window to the front elevation, wall-mounted electric heater, and oak flooring.

BEDROOM ONE 3.4m x 3.1m

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

BEDROOM TWO 3.4m x 2.65m

With window to the rear elevation, wall-mounted electric heater, built-in mirrored wardrobe (housing the replacement hot water cylinder), and fitted carpet.

SHOWER ROOM 2m x 1.7m

Fitted with a white suite comprising WC & washbasin, corner shower enclosure with Respatex style wall panelling & electric shower, chrome heated towel rail, and slate tiled flooring.



9 Albany Apartments, 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 D

EPC Rating: D68

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. No. 9 Albany Apartments is on the left and can be identified by the For Sale sign in the window.

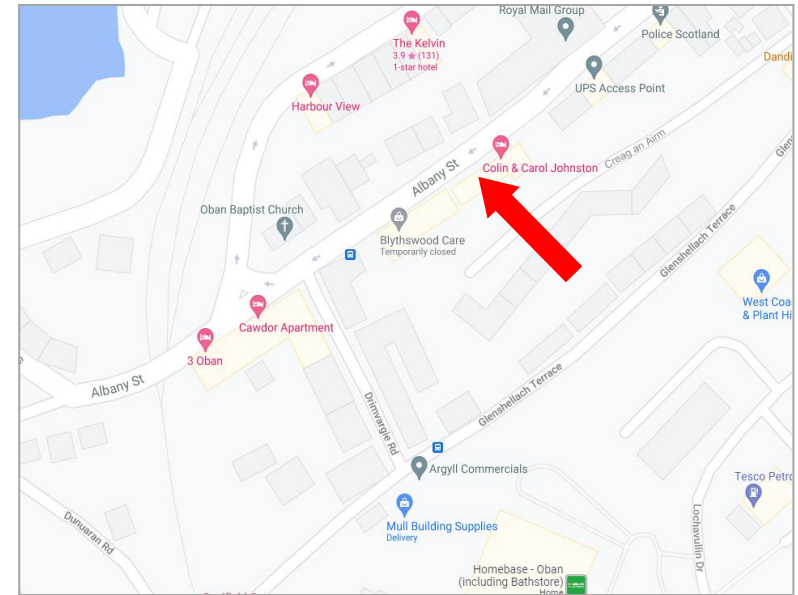
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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