



Flat 1, 10 Stevenson Street

Oban | Argyll | PA34 5NA

Offers Over £120,000

Fiuran
PROPERTY

Flat 1, 10 Stevenson Street

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Flat 1, 10 Stevenson Street is a one Bedroom first floor Apartment, centrally located within the town of Oban. Constructed in 2010, this modern property benefits from spacious accommodation including an open-plan Kitchen/Dining/Lounge Area.

Special attention is drawn to the following:-

Key Features

- Spacious first floor Apartment
- Modern block, constructed in 2010
- Hallway, open-plan Kitchen/Dining/Lounge Area
- Bathroom, double Bedroom
- Freshly decorated throughout
- Electric storage heating
- Double glazing throughout
- Smoke detector system throughout block
- Window coverings & flooring included in sale
- White goods & furniture available, if required
- Ample on-street parking with permit available
- Convenient to town centre and amenities
- No chain & walk-in condition



Flat 1, 10 Stevenson Street is a one Bedroom first floor Apartment, centrally located within the town of Oban. Constructed in 2010, this modern property is brought to the market with no chain and benefits from spacious accommodation including an open-plan Kitchen/Dining /Lounge Area.

The accommodation comprises entrance Hallway with 2 built-in cupboards, open-plan Kitchen/Dining/ Lounge Area, a double Bedroom to the rear (with built-in wardrobe), and a Bathroom with shower over the bath.

With effective electric storage heating, the property also benefits from double glazing throughout. A smoke detector system (meeting current regulations) has been fitted throughout the block. The full contents of the property can be available, if required. There is ample on-street parking nearby, for which a permit can be obtained.

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

APPROACH

Via secure access at the front of the property into the communal close, up a set of stairs, and through an entrance door on the right.

HALLWAY

With large built-in cupboard (housing the hot water cylinder), further built-in storage cupboard, electric storage heater, fitted carpet, and doors leading to all rooms.

KITCHEN/DINER 3.65m x 3.25m (max)

Open plan to the Lounge and fitted with a range of white base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, ceiling spotlights, and vinyl flooring. White goods and dining furniture available, if required.



LOUNGE 4.5m x 3.25m (max)

With double windows to the front elevation, electric storage heater, and fitted carpet. Furniture available, if required.

BEDROOM 4m x 3.25m (max)

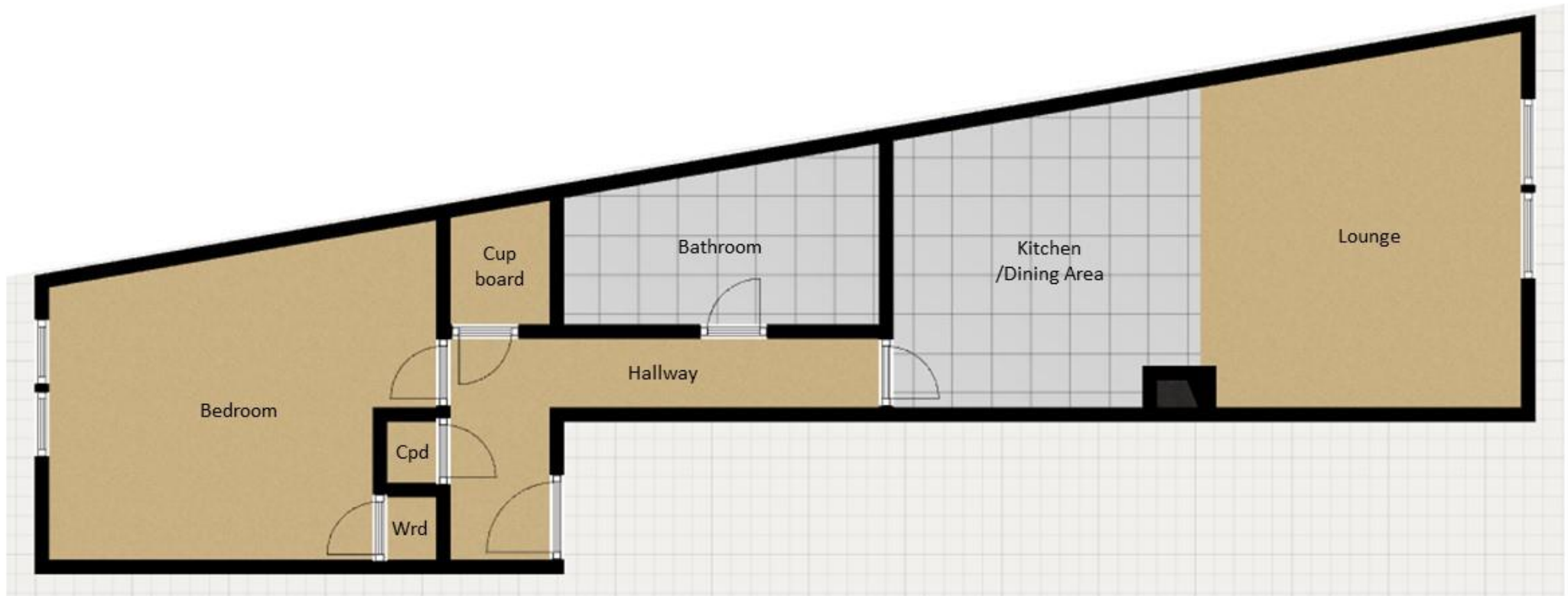
With double windows to the rear elevation, built-in wardrobe, wall-mounted electric heater, and fitted carpet. Furniture available, if required.

BATHROOM 3.25m x 1.65m (max)

Fitted with a modern white suite comprising bath with mixer shower over, WC & washbasin, chrome heated towel rail, Respatex style wall panelling, extractor fan, and vinyl flooring.



Flat 1, 10 Stevenson Street, 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: C77

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 along the A85 towards George Street. Take the 2nd exit on the right onto Stevenson Street. Flat 1, 10 Stevenson Street is on the right 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.



Fiuran

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The town of Oban

