



21A Combie Street

Oban | Argyll | PA34 4HN

Guide Price £115,000

Fiuran
PROPERTY

21A Combie Street

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21A Combie Street is a spacious 2 Bedroom ground floor flat conveniently located in Oban town centre. With shared garden/drying green to the rear, it would make an ideal first home or buy-to-let investment.

Key Features

- Appealing 2 Bedroom ground floor Flat
- Situated in Oban town centre
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Private Terrace to the front
- Effective electric heating
- Attractive wooden flooring
- Excellent storage throughout
- Shared garden/drying green to rear
- On-street permit parking
- Convenient for local amenities
- Improvement potential
- No chain



DESCRIPTION

21A Combie Street is a spacious 2 Bedroom ground floor flat conveniently located in Oban town centre.

The well laid out accommodation comprises entrance Hallway with excellent storage, bright & spacious Lounge/Diner with door leading to the front Terrace, fitted Kitchen, large Shower Room, and 2 double Bedrooms with built-in wardrobes.

Although in need of some upgrading, 21A Combie Street benefits from effective electric heating and double glazing throughout. Centrally located and with shared garden/drying green to the rear, it would make an ideal first home or buy-to-let investment. There is on-street permit parking to the front of the property.

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

APPROACH

Via shared entry at the front of the property into the communal close, and through an entrance door on the right.

HALLWAY

With electric storage heater, 2 built-in shelved cupboards (one housing the hot water cylinder), 2 built-in cloak cupboards, small cupboard housing the electric meter/fuse box, fitted carpet, and doors leading to all rooms.

KITCHEN 2.7m x 2.25m (max)

Fitted with a range of wood effect base and wall mounted units, work surfaces over, stainless steel sink and drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, 2 built-in shelved cupboards, vinyl flooring, and 3 windows to the front elevation.

LOUNGE/DINER 5m x 3.3m

With windows to the front & side, electric storage heater, wooden flooring, and door to the Terrace.



BEDROOM ONE 4.3m x 3.2m (max)

With windows to the rear elevation, wall-mounted electric heater, built-in wardrobe, and wooden flooring.

BEDROOM TWO 3.15m x 3.05m

With windows to the rear elevation, wall-mounted electric heater, built-in wardrobe, and wooden flooring.

SHOWER ROOM 2.5m x 1.65m

Fitted with a white suite comprising WC & washbasin, walk-in shower enclosure with electric shower, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

EXTERIOR

There is a private store within the common entrance area, private Terrace to the front of the property, and large communal garden/drying green to the rear of the building. There is on-street parking to the front of the property for which a permit can be obtained.



21A Combie 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 & drainage

Council Tax: Band B

EPC Rating: E53

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 Soroba Road. 21A Combie Street is on the left-hand side and can be identified by the red entrance door and the For Sale sign in the window.

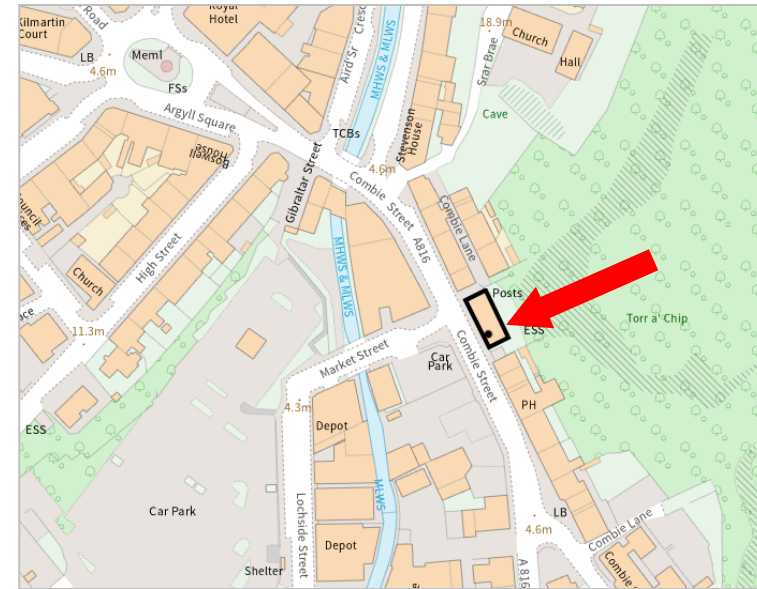
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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