



## 9A Angus Terrace

Oban | Argyll | PA34 4EG

Guide Price £185,000

**Fiuran**  
PROPERTY

# 9A Angus Terrace

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9A Angus Terrace is a spacious upper floor Flat with 3 Bedrooms in the popular Glencruitten area of Oban. With private parking & garden with timber shed, it would make an ideal first home or investment property.

Special attention is drawn to the following:

## Key Features

- Desirable 3 Bedroom upper floor Flat
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 double Bedrooms, Shower Room
- Large Loft space
- Double glazing throughout
- Electric storage heating
- Fireplace with electric fire (open fire behind)
- Curtains & flooring included in sale
- Enclosed, private garden area to rear
- Timber shed
- Off-street parking for several vehicles
- Convenient to local services & amenities
- Improvement potential



9A Angus Terrace is a spacious upper floor Flat with 3 Bedrooms in the popular Glencruitten area of Oban. With private parking & garden with timber shed, it would make an ideal first home or investment property.

The accommodation comprises entrance Porch with stairs rising to the Hallway, fitted Kitchen with window overlooking the rear garden, bright & spacious Lounge /Diner with attractive fireplace, 3 double Bedrooms, and modern Shower Room. There is also a Loft space.

Brought to the market with no chain, this desirable property benefits from double glazing throughout and electric storage heating. The easily maintained garden is partly shared and houses a timber garden shed. There is also a fully fenced private area of ground to the rear and off-street parking to the side.

The accommodation with approximate sizes is arranged as follows:

#### **APPROACH**

Via entrance door at the side of the property into the Porch.

#### **PORCH**

With stairs rising to the upper floor, fitted carpet, window to the side elevation, and door leading to the Hallway.

#### **HALLWAY**

With electric storage heater, fitted carpet, 2 built-in storage cupboards (one housing the hot water cylinder), access to the Loft, and doors leading to the Lounge/Diner, Shower Room, and all three Bedrooms.

#### **LOUNGE/DINER** 4.7m x 3.3m

With two windows to the front elevation, electric storage heater, fireplace with electric fire (and open fire behind), shelved recess unit, fitted carpet, and door leading to the Kitchen.

#### **KITCHEN** 3.65m x 2.85m (max)

Fitted with a range of base & wall mounted units, work surfaces over, sink & drainer, tiled splash-backs, electric cooker, tall fridge/freezer, tumble dryer, vinyl flooring, and window to the rear elevation.

#### **BEDROOM ONE** 4.4m x 2.9m

With windows to the rear & side, wall-mounted electric heater, built-in wardrobe, wash hand basin, and fitted carpet.



**BEDROOM TWO** 3.6m x 3.35m

With window to the front elevation, wall-mounted electric heater, built-in storage cupboard, and wooden flooring.

**BEDROOM THREE** 3.6m x 2.8m

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

**SHOWER ROOM** 1.85m x 1.65m

With white suite comprising WC & wash basin, walk-in shower enclosure with electric shower (cubicle glass & fittings available), Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

**LOFT**

Large storage space with skylight. Offers development potential (subject to the relevant consents).

**GARDEN**

The easily maintained garden is partly shared and houses a timber garden shed. There is also a fully fenced private area of ground to the rear and off-street parking to the side.



## 9A Angus 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:** D65

**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, primary schools and a high school, churches, a general hospital, and many pubs, shops & restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From Argyll Square head along Soroba Road passing through the first set of traffic lights. At the second set of traffic lights, take a left onto Miller Road. Keep driving straight ahead, into Angus Terrace. No. 9A is the last block of flats on the left, with a For Sale sign in the window.

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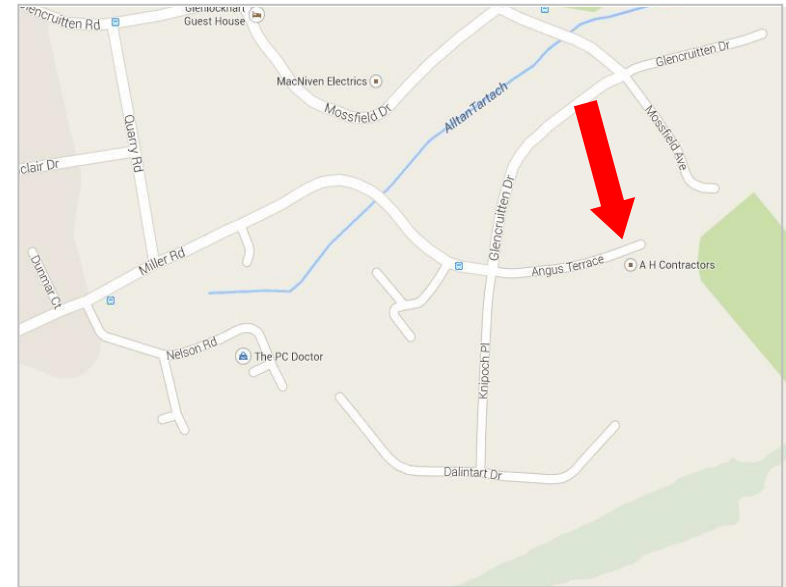
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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**T:** 07872 986 164

**E:** info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

