



5B Burnbank Terrace

Breadalbane Street | Oban | PA34 5PB

Guide Price £195,000

Fiuran
PROPERTY

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5B Burnbank Terrace is a spacious 3 Bedroom Apartment on the first floor of a 3-storey terraced tenement, conveniently located near to Oban town centre. In walk-in condition, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Traditional 3 Bedroom first floor Apartment
- Hallway, Kitchen/Diner, Lounge
- 3 double Bedrooms, Shower Room
- Large storage cupboard in Hallway
- Original features & high ceilings
- Fully double glazed
- Gas central heating throughout
- Range of white goods included in sale
- Well-maintained communal close
- Communal drying green/garden
- Large private Store in Basement
- Free informal parking in lane to rear
- On-street parking with permit available
- Excellent location near town centre
- No chain



5B Burnbank Terrace is a spacious 3 Bedroom Apartment on the first floor of a 3-storey terraced tenement, conveniently located near to Oban town centre. In walk-in condition, it would make an ideal first home or buy-to-let investment.

The accommodation comprises entrance Hallway, modern fitted Kitchen/Diner with a range of white goods, bright Lounge with attractive cornicing, 3 double Bedrooms, and a Shower Room. The property also benefits from a well-kept communal close with basement storage & large shared drying green/garden to the rear.

In addition to its attractive features and neutral décor, the property is fully double glazed and benefits from gas central heating. It has also been fully re-wired in recent years.

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.

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

APPROACH

Via access at the front of the property, into the well maintained communal close, up a set of stairs and through an entrance door on the left. There is also access through a back door into the basement area.

HALLWAY

With radiator, window, large shelved cupboard (1.65m x 0.95m), fitted carpet, and doors leading to all rooms.

KITCHEN/DINER 4.95m x 3.65m (max)

Fitted with a range of modern cream base & wall mounted units, wood effect work surfaces & splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, fridge, washing machine, dishwasher, radiator, wood effect vinyl flooring, dining area with low hanging pendant lights, and windows to the rear & side elevations.



LOUNGE 4.45m x 4.15m

With dual aspect windows to the front & side elevations, radiator, shelved recess, attractive ceiling cornicing & centre rose, and fitted carpet.

BEDROOM ONE 4.15m x 3.2m

With window to the side elevation, radiator, and fitted carpet.

BEDROOM TWO 4.15m x 3.05m

With window to the side elevation, radiator, 2 free standing wardrobes, and fitted carpet.

BEDROOM THREE 3.65m x 3.05m (max)

With window to the rear elevation, radiator, and fitted carpet.

SHOWER ROOM 2.05m x 2m

With modern white suite comprising WC, wash basin with unit below, shower enclosure with mixer shower, Respatex style wall panelling, wood effect vinyl flooring, and window to the side elevation.

EXTERNAL

There is a private store (big enough for several bicycles) within the basement of the communal close. There is a communal area of drying green to the rear of the building as well as an informal free parking area.



5B 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, gas, and drainage.

Council Tax: Band C

EPC Rating: C74

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 Flat 5B can be identified by the black entrance door and the For Sale sign in the window.

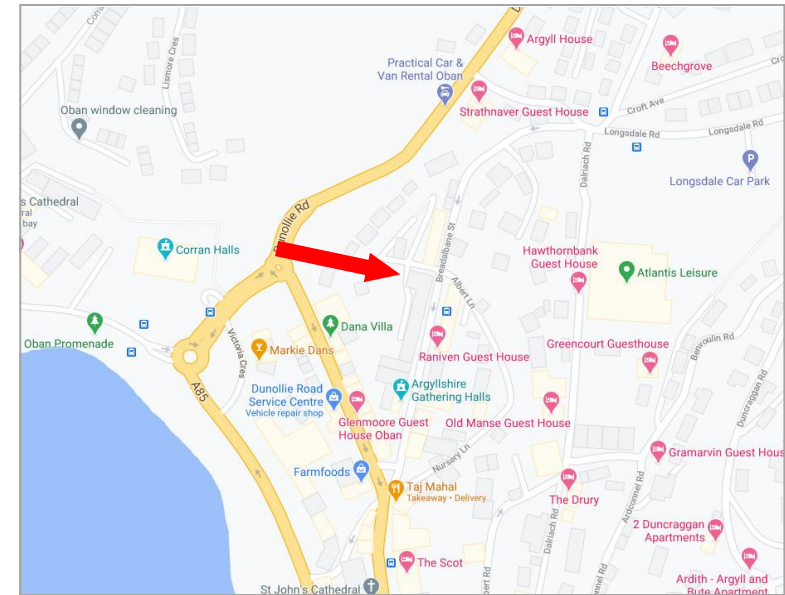
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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