



## Flat F Hamilton Park Terrace

Nursery Lane | Oban | PA34 5JA

Guide Price £170,000

**Fiuran**  
PROPERTY

# Flat F Hamilton Park Terrace

Nursery Lane | Oban | PA34 5JA

Flat F Hamilton Park Terrace is an attractive 2 Bedroom top floor Apartment, conveniently located in Oban town centre. With spacious accommodation and a large, shared garden with private store, it would make an ideal first-time home or buy-to-let investment.

Special attention is drawn to the following:

## Key Features

- Immaculate top floor Apartment with 2 Bedrooms
- Hallway, Kitchen/Diner, Lounge, Bathroom, Utility Room
- Lovely, elevated views to front & rear
- High ceilings with light from every aspect
- Listed building, built in second half of 19<sup>th</sup> century
- Double glazing & gas central heating throughout
- Gas fire in Lounge for additional heat in winter
- White goods, window coverings & flooring included
- Large, shared garden to rear incl. private area of ground
- Shared outbuilding, with private store for each flat
- Shared parking with space for 2 cars in the block
- 5-minute walk to waterfront, train & local amenities
- Walk-in condition & brought to market with no chain



Flat F Hamilton Park Terrace is an attractive 2 Bedroom top floor Apartment, conveniently located in Oban town centre. With spacious accommodation and a large, shared garden with private store, it would make an ideal first-time home or buy-to-let investment.

The accommodation comprises spacious entrance Hallway with large storage cupboard, fitted Kitchen/Diner, lovely bright Lounge with gas fire, modern family Bathroom, 2 double Bedrooms, and a Utility Room. The property is fully double glazed and benefits from gas central heating throughout.

There is a large, well-kept communal garden to the rear (with private area of ground) and shared driveway to the side. There is an outbuilding with private shed & shared store housed in the rear garden. Centrally located, the property is a 5-minute walk to the waterfront, ferry and train station, whilst also benefiting from being at the quieter end of town with ample on-street parking.

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-kept communal close, up 2 sets of stairs, and through an entrance door on the right into the Hallway.

#### **HALLWAY**

With window to the side elevation, further obscured window to the close, radiator, built-in shelved cupboard (currently used as small workspace), fitted carpet, and doors leading to the Kitchen/Diner, Lounge, both Bedrooms, Bathroom and Utility Room.

#### **KITCHEN/DINER** 4.35m x 2.65m

Fitted with a range of base & wall mounted units with under-cabinet lighting, complementary work surfaces, sink & drainer, tiled splash-backs, electric cooker, extractor hood, dishwasher, tall fridge/freezer, flat screen TV, radiator, vinyl flooring, and window to the rear elevation overlooking the garden.



**LOUNGE** 4.5m x 4.1m

With windows to the front elevation, radiator, attractive fireplace with gas fire, flat screen TV, shelved recess with lighting, and wood effect laminate flooring.

**BEDROOM ONE** 4.1m x 3.15m

With window to the front elevation, radiator, built-in mirrored wardrobe, ceiling downlights, and fitted carpet.

**BEDROOM TWO** 3.1m x 2.8m

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

**UTILITY ROOM** 2.75m x 1.1m

With window to the rear elevation, wall-mounted shelving, ceiling pulley, washing machine, utility cupboard, and fitted carpet.

**BATHROOM** 2.75m x 1.8m

With modern white suite comprising P-shaped bath with mixer shower over, WC & vanity wash basin, heated towel rail, feature mirror, ceiling downlights, tiled flooring with underfloor heating, remote controlled ceiling radio, and window to the rear elevation.

**EXTERNAL**

There is a well-kept communal garden to the rear of the property, with a private terraced area for Flat F. There is an outbuilding with private shed for each flat and a shared store. There is also a driveway to the side of the block which has 2 shared parking spaces.



## Flat F Hamilton Park 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:** C70

**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

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. Nursery Lane is at the end of Breadalbane Street, on the left hand side, and Hamilton Park Terrace is the tall building on the right.

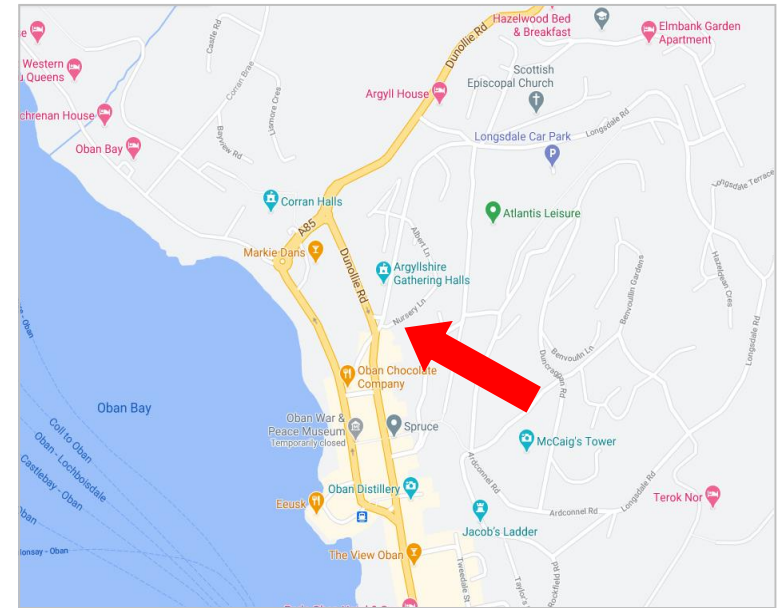
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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