



21E Corran Brae

Oban | Argyll | PA34 5AJ

Guide Price £130,000

Fiuran
PROPERTY

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21E Corran Brae is a stunning 2 Bedroom top floor Flat which has been fully renovated throughout. Within walking distance of Oban town centre and with free parking nearby, it would make an ideal first home or buy-to-let investment.

Special attention is brought to the following: -

Key Features

- Fully renovated 2 Bedroom top floor Flat
- Beautifully presented throughout
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Bathroom
- Replacement double glazing throughout
- Newly fitted electric heating & wall-mounted fire
- Attractive Balcony off Bedroom
- Excellent storage including partially floored Loft
- New external insulation & rendering
- Replacement guttering
- Free on-street parking nearby
- Communal garden/drying green
- Convenient to town centre and amenities



21E Corran Brae is a stunning 2 Bedroom top floor flat which has been fully renovated throughout. Within walking distance of Oban town centre and with free parking nearby, it would make an ideal first home or buy-to-let investment.

The accommodation comprises entrance Hallway with built-in cupboards, modern fitted Kitchen, spacious Lounge/Diner with wall-mounted electric fire, 2 double Bedrooms (one with built-in wardrobes), and a contemporary family Bathroom.

With replacement double glazing throughout, 21E Corran Brae also benefits from newly fitted electric heating. There is a Balcony to the front which offers development potential (subject to the relevant consents), and a shared drying green to the rear.

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

APPROACH

Via shared entry from Corran Brae at the front of the property, into the communal close, up 2 sets of stairs, and through a dark blue entrance door on the left.

HALLWAY

With 2 built-in storage cupboards, small cupboard housing the electric meter/fuse box, fitted carpet, and doors leading to the Lounge, both Bedrooms and Bathroom.

KITCHEN 3.35m x 1.95m

Fitted with a range of modern gloss units, complementary work surfaces, Respatex style splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, window to the rear elevation, vinyl flooring, and door leading to the Lounge.

LOUNGE 4.95m x 3.65m (max)

With dual aspect windows to the front & side elevations, wall-mounted electric fire, and fitted carpet.



BEDROOM ONE 4m x 3.05m (max)

With window to the front elevation, wall-mounted electric heater, built-in mirrored wardrobes, fitted carpet, and door leading to the Balcony.

BALCONY

Lovely outdoor space, offering potential to develop into a Study area/wardrobe (subject to the relevant consents).

BEDROOM TWO 3.35m x 3.05m (max)

With window to the rear elevation, wall-mounted electric heater, and fitted carpet.

BATHROOM 2.65m x 1.75m

Fitted with a modern white suite comprising bath with mixer shower over, WC & wall-mounted vanity washbasin, wall-mounted cabinet, chrome heated towel rail, window to the rear elevation, Respatex style wall panelling, and vinyl flooring.

EXTERIOR

A communal drying green is situated to the rear of the property. There are 2 stores within the communal close. Free parking is located to the front & side of the property.



21e Corran Brae, 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: 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, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae. Before reaching the top, 21E Corran Brae is on the left hand side.

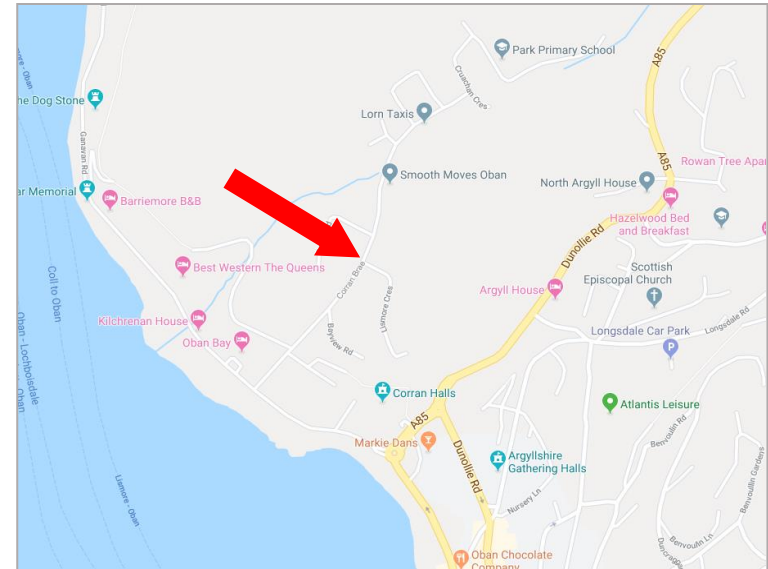
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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