



11A Argyll Street

Oban | Argyll | PA34 5SG

Guide Price £145,000

Fiuran
PROPERTY

11A Argyll Street

Oban | Argyll | PA34 5SG

11A Argyll Street is a modern two Bedroom ground floor Flat situated in Oban's 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

- Bright ground floor Flat with two Bedrooms
- Situated in Oban town centre
- Secure entrance shared with only one other Flat
- Hallway, Kitchen/Diner, Lounge
- Shower Room, 2 double Bedrooms
- Range of white goods & blinds included in sale
- Furniture available, if required
- Effective electric heating & double glazing
- Walls insulated to current building standards
- New hardwood floors & freshly decorated throughout
- Direct access to communal rear garden
- On-street permit parking
- Close to local amenities and shops



11A Argyll Street is a modern two Bedroom ground floor Flat situated in Oban's town centre. In walk-in condition, it would make an ideal first home or buy-to-let investment.

The accommodation is well laid out and comprises entrance Hallway, bright Lounge, modern fitted Kitchen/Diner with external door giving direct access to the communal rear garden, 2 double Bedrooms, and a Shower Room.

In addition to effective electric heating, there is also double glazing and internal insulation throughout, improving the energy efficiency of the property.

Centrally located, there is on-street permit parking to the front and a large carpark nearby.

APPROACH

Via blue entrance door off Argyll Street, giving access to just two properties. Inside the close, the entrance to Flat 11A is on the left.

HALLWAY

With wall-mounted electric 'Rointe' heater, wooden flooring, and doors leading to all rooms.

KITCHEN/DINER 3.55m x 3.5m

Fitted with a range of white base and wall mounted units, work surfaces, sink & drainer, tiled splash-backs, electric cooker, fridge/freezer, washing machine, wall-mounted electric 'Rointe' heater, built-in cupboard (housing the hot water cylinder), wood effect flooring, window to the rear, and external door leading to the garden.



LOUNGE 3.85m x 3.35m

With window to the front elevation, shelved recess, fireplace with electric fire, and wooden flooring.

BEDROOM ONE 3.1m x 2.45m

With window to the rear elevation, wall-mounted electric 'Dimplex' heater, built-in dresser unit with mirror, and wooden flooring.

BEDROOM TWO 2.65m x 2.6m

With window to the front elevation, wall-mounted electric 'Dimplex' heater, and wooden flooring.

SHOWER ROOM 2.25m x 1.05m

With white suite comprising WC and washbasin, shower enclosure with electric shower, partially tiled walls, and wood effect flooring.

GARDEN

There is a communal garden/drying green and bin storage yard to the rear of the building.



11A Argyll 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 C

EPC Rating: D64

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 South on the A85 through Oban, turn left off George Street into Argyll Street. Flat 11A is near the top on the left and can be identified by 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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

