



Flat G/2, 3 Branksome Park

Longsdale Road | Oban | PA34 5JZ

Offers Over £175,000

Fiuran
PROPERTY

Flat G/2, 3 Branksome Park

Longsdale Road | Oban | PA34 5JZ

Flat G/2, 3 Branksome Park is a modern ground floor Flat with 2 Bedrooms, located close to Oban town centre. With off-road private parking and detached garage, it would make an ideal purchase for first time buyers or buy-to-let investors.

Special attention is drawn to the following:-

Key Features

- Modern ground floor flat with 2 Bedrooms
- Porch, Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- White goods, blinds & sofas included in sale
- Double glazing throughout
- Gas central heating
- Newly fitted Kitchen & Shower Room
- Shared rear garden/drying green
- Timber shed & detached Garage
- Private decking to front
- Private parking for several vehicles
- Convenient to town centre and amenities



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The accommodation comprises entrance Porch, spacious Hallway with large storage cupboard, fitted Kitchen, sizeable Lounge/Diner, 2 double Bedrooms (both with built-in wardrobes), and a new Shower Room.

With double glazing and gas central heating throughout, the property feels warm and cosy. Located in a lovely, quiet area, yet situated close to the town's amenities, Flat G/2, 3 Branksome Park benefits from a shared rear garden/drying green and private decking to the front.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via shared entrance at the front into the well-kept communal close, and through a new front door on the right.

PORCH & HALLWAY

With glazed door leading to the Hallway, wood effect flooring, large storage cupboard, radiator, and doors leading to all rooms.

KITCHEN 3.8m x 2.75m

Fitted with a range of modern gloss base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, built-in electric oven & microwave, induction hob, stainless steel cooker hood, integrated dishwasher & fridge/freezer, washing machine, radiator, wood effect flooring, and windows to the front & side.

LOUNGE/DINER 5.25m x 3.8m

With 2 windows to the front, shelved cupboard, radiator, fireplace with electric fire, wood effect flooring, 2 sofas, and door to the Kitchen.



BEDROOM ONE 3.9m x 3.75m

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

BEDROOM TWO 3.75m x 3.45m

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

SHOWER ROOM 1.95m x 1.7m

With window to the side elevation, wash basin & WC vanity unit, glazed shower enclosure with mixer shower, Respatex style wall panelling, chrome heated towel rail, ceiling downlights, and wood effect flooring.

GARDEN

There is a shared garden/drying green to the rear of the property. In addition, there is a timber shed & detached garage, with access from the rear. There is a private area of decking to the front, along with a gravelled driveway, which provides off-road parking for several vehicles.



3 Branksome Park, 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 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, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Longsdale Road. 3 Branksome Park is on the left, and Flat G/2 can be identified by the For Sale sign in the window.

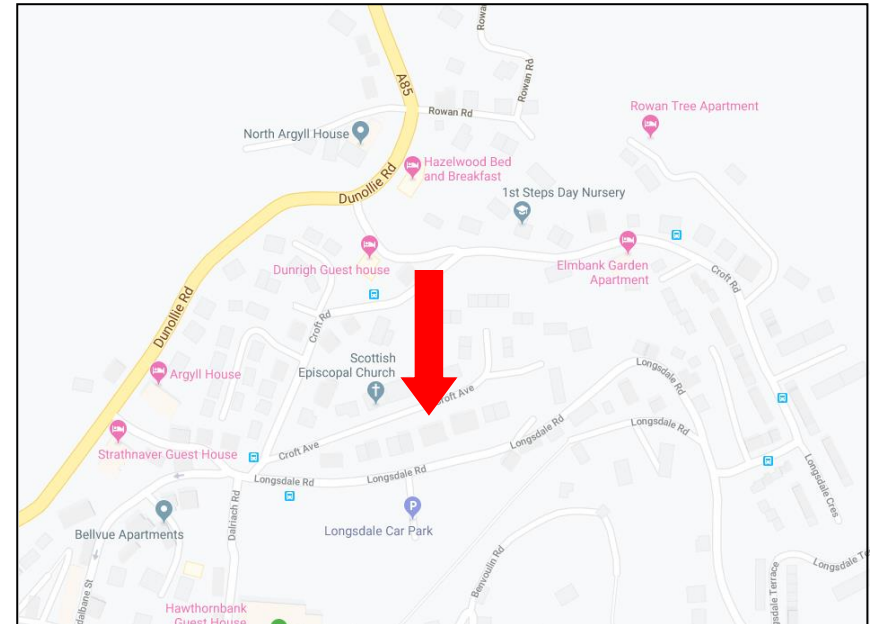
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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