



## 5 Branksome Park

Longsdale Road | Oban | PA34 5JZ

Guide Price £180,000

**Fiuran**  
PROPERTY



# 5 Branksome Park

Longsdale Road | Oban | PA34 5JZ

5 Branksome Park is a beautifully renovated ground floor Flat with 2 Bedrooms located close to Oban town centre. With private garden & free parking, it would make an ideal purchase for first time buyers or buy-to-let investors.

Special attention is drawn to the following:-

## Key Features

- Beautifully renovated, modern ground floor Flat
- Porch, Hallway, open plan Kitchen/Lounge/Diner
- 2 double Bedrooms, Shower Room
- Range of appliances included in sale
- Replacement double glazing throughout
- Gas central heating & new boiler with warranty
- Window & floor coverings included
- Modern features including ceiling downlights
- New pitched roof & full rewire
- Damp proofing, exterior insulation & re-rendering
- Private south-facing garden to front
- Shared drying green to rear
- Space for shed/private parking space to rear
- Ample free on-street parking to the front
- Convenient to town centre and amenities



5 Branksome Park is a beautifully renovated ground floor Flat with 2 Bedrooms located close to Oban town centre. With private garden & free parking, it would make an ideal purchase for first time buyers or buy-to-let investors.

The accommodation comprises entrance Porch, spacious Hallway with large storage cupboard, open-plan Kitchen/Lounge/Diner with breakfast bar and a range of appliances, 2 double Bedrooms, and a contemporary Shower Room.

With replacement double glazing and gas central heating, the property also benefits from a full re-wire. It has a new pitched roof, exterior insulation, rendering, and a damp proof course. Located in a lovely, quiet area, yet situated close to the town's amenities, 5 Branksome Park benefits from a private south-facing front garden, shared rear drying green, and ample free parking.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

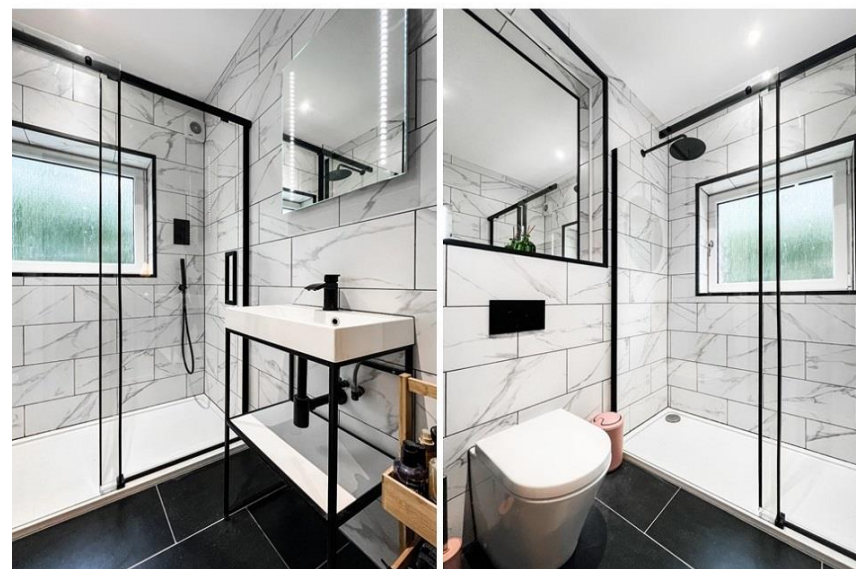
Via path at the front of the property, into the well-kept communal close, and through an entrance door on the left.

### **PORCH & HALLWAY**

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

### **KITCHEN/LOUNGE/DINER** 7.75m x 3.65m

Fitted with a range of gloss white base & wall mounted units, complementary wood effect work surfaces & breakfast bar with low hanging pendant lights over, stainless steel sink & drainer, tiled splash-backs, built-in electric oven & microwave, gas hob, integrated dishwasher, fridge, freezer & washing machine, 2 radiators, wood effect flooring, and windows to the front elevation.





**BEDROOM ONE** 3.8m x 3.65m (max)

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

**BEDROOM TWO** 3.65m x 3.35m (max)

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

**SHOWER ROOM** 1.75m x 1.7m

With modern white suite comprising WC & wash basin, large shower enclosure with mixer rain shower & hand-held shower, heated towel rail, mirror with LED lighting, tiled walls, and tiled flooring.

**GARDEN**

There is a private south-facing garden to the front of the property, mainly laid to grass with some shrubs/bedding plants. There is also a shared drying green to the rear of the property, and an area of hardstanding that could house a shed or provide a private parking space. There is further free on-street parking to the front.



## 5 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:** C75

**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. 5 Branksome Park is on the left, and can be identified by the For Sale sign in the window.

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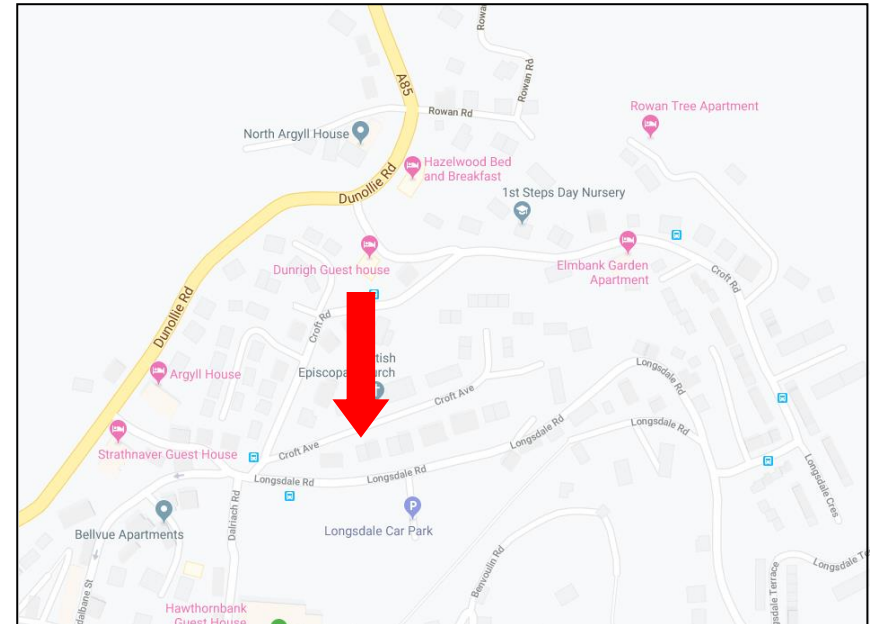
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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