



Flat A, 33B Combie Street

Oban | Argyll | PA34 4HS

Guide Price £135,000

Fiuran
PROPERTY

Flat A, 33B Combie Street

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Flat A, 33B Combie Street is a large 3 Bedroom first floor flat conveniently located in Oban town centre. With spacious accommodation throughout, it would make an ideal family home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Sizeable first floor flat with 3 Bedrooms
- Located in Oban town centre
- Hallway, Kitchen, Lounge/Diner
- Bathroom, 3 double Bedrooms
- Integrated appliances included
- Excellent storage
- Electric heating
- Replacement double glazing
- Communal yard & private store
- On-street permit parking
- No chain



Flat A, 33B Combie Street is a large 3 Bedroom first floor flat conveniently located in Oban town centre. With spacious accommodation throughout, it would make an ideal family home or buy-to-let investment.

The accommodation comprises entrance Hallway, modern fitted Kitchen with a range of integrated appliances, bright Lounge/Diner, sizeable Bathroom with separate shower enclosure, and 3 double Bedrooms.

With electric heating and replacement double glazing throughout, the property is centrally located and there is on-street permit parking to the front. There is also a communal yard and private store to the rear of the property.

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

APPROACH

Via secure entry at the front of the property, into the communal close, up one set of external stairs at the back of the building to the right, and entrance straight ahead.

HALLWAY

With 3 built-in storage cupboards (one housing the hot water cylinder), small cupboard housing the electric meter & fuse box, electric storage heater, fitted carpet, and doors leading to all rooms.

KITCHEN 3.8m x 3.3m

Fitted with a range of base & wall mounted units, complementary work surfaces, sink & drainer, Respatex style splash-backs, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, washing machine & dishwasher, wall-mounted electric heater, built-in larder, vinyl flooring, and window to the rear elevation.



LOUNGE/DINER 5.95m x 3.2m

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

BEDROOM ONE 3.7m x 3.05m

With window to the rear elevation, large built-in cupboard, and fitted carpet.

BEDROOM TWO 4.35m x 2.95m

With window to the front elevation and fitted carpet.

BEDROOM THREE 3.2m x 2.85m

With window to the front elevation and fitted carpet.

BATHROOM 2.65m x 2.3m

Fitted with a white bath, vanity WC & vanity washbasin unit with mirror above, large shower enclosure with electric shower, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

EXTERIOR

There is a shared yard & private store to the rear of the property, and on-street permit parking to the front.



Flat A, 33B Combie 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: E55

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 head along Soroba Road. Flat A, 33B Combie Street is on the left hand side just before the traffic lights and can be identified by the For Sale sign in the window. Enter through the black door at the front and take the right hand stairs at the back of the building. Once in the close, Flat A, 33B is straight ahead.

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

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The town of Oban

