



3 Albany Terrace

George Street | Oban | PA34 5NY

Guide Price £160,000

Fiuran
PROPERTY

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3 Albany Terrace is a fully renovated top floor Apartment with 2 Bedrooms (one with En Suite Shower Room). Centrally located within Oban town centre and with partial sea views, it would make an ideal purchase for first time buyers or buy-to-let investors.

Special attention is drawn to the following:-

Key Features

- Spacious top floor Apartment with 2 Bedrooms
- Partial sea views across Oban Bay towards Kerrera
- Hallway, Kitchen/Diner, Lounge, Shower Room
- 2 double Bedrooms, En Suite Shower Room
- Fully double glazed
- Electric heating
- Attractive oak internal doors & wood effect flooring
- Range of white goods, furniture & TV included in sale
- Convenient location for access to local amenities
- Walk-in condition & no chain



3 Albany Terrace is a fully renovated top floor Apartment with 2 Bedrooms (one with En Suite Shower Room). Centrally located within Oban town centre and with partial sea views, it would make an ideal purchase for first time buyers or buy-to-let investors.

The accommodation comprises entrance Hallway with large storage cupboard and further Utility cupboard, modern fitted Kitchen/Diner with breakfast bar & a range of white goods, bright Lounge with partial sea views, a modern & spacious Shower Room, 2 double Bedrooms, and an En Suite Shower Room.

In addition to its convenient location, 3 Albany Terrace is fully double glazed and benefits from replacement electric heating. Various items of furniture and the TV are included in the sale. There is on-street permit parking nearby

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

APPROACH

Via black entrance door to the left of 'Petals of Oban', into the attractive communal close, up 3 sets of stairs, and through a door at the top into the flat.

HALLWAY

With wood effect flooring, built-in storage cupboard, large Utility cupboard (housing the hot water cylinder and washing machine), and doors leading to all rooms.

KITCHEN/DINER 3.8m x 3.6m

Newly fitted with a range of modern base & wall mounted units, complementary wooden work surfaces, Belfast sink, tiled splash-backs, built-in electric oven, ceramic hob, integrated fridge/freezer and washing machine, ceiling downlights, wood effect flooring, and window to the front elevation with views of McCaig's Tower.

LOUNGE 3.8m x 3.6m

With window to the rear elevation with partial sea views towards the island of Kerrera, wall-mounted 'Rointe' electric heater, and wooden flooring.



SHOWER ROOM 2.9m x 2.45m (max)

With modern white suite comprising WC & vanity wash-basin, shower enclosure with mixer shower and Respatex style wall panelling, ceiling downlights, wood effect flooring, and window to the front elevation.

BEDROOM ONE 3.5m x 2.5m (max)

With window to the rear elevation, wall-mounted 'Roinge' electric heater, wood effect flooring, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.6m x 1.7m (max)

With modern white suite comprising WC & wash-basin, shower enclosure with mixer shower and Respatex style wall panelling, ceiling downlights, wood effect flooring, and window to the rear elevation.

BEDROOM TWO 3.8m x 3.4m (max)

With window to the front elevation with built-in desk, wall-mounted 'Roinge' electric heater, wardrobe recess, and wood effect flooring.



3 Albany Terrace, 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, and drainage.

Council Tax: Band B

EPC Rating: F22

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 into Oban on the A85, follow the signs for the town centre. 3 Albany Terrace is on the right, opposite the Oban Phoenix Cinema.

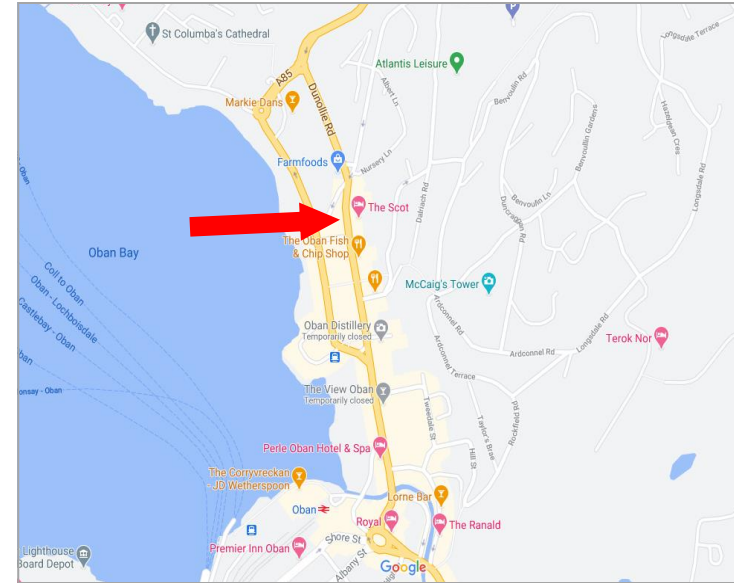
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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The town of Oban

