



21B Shuna Terrace

Oban | Argyll | PA34 4YE

Guide Price £130,000

Fiuran
PROPERTY

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21B Shuna Terrace is a spacious 3 Bedroom ground floor Flat with wonderful views of Oban Bay towards the islands. With its own private garden and ample residents' parking, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious ground floor flat with 3 Bedrooms
- Wonderful views of Oban Bay towards islands
- Hallway, Kitchen/Diner, Lounge
- 3 Bedrooms, Shower Room, WC
- Private store & shared drying room
- Fully double glazed
- Electric 'Rointe' heating
- Good storage throughout
- All white goods & furniture included
- Private garden, accessed from Kitchen
- Free residents' parking
- Close to Oban Primary Campus
- Convenient to town centre and amenities



21B Shuna Terrace is a spacious 3 Bedroom ground floor Flat with wonderful views of Oban Bay towards the islands. With its own private garden and ample residents' parking, it would make an ideal first home or buy-to-let investment.

The split-level accommodation comprises entrance Hallway with storage cupboard, bright Lounge, fitted Kitchen/Diner with a range of white goods and access to a private garden, Shower Room, WC, and 3 Bedrooms.

Close to Oban Primary Campus, 21B Shuna Terrace is fully double glazed, and has electric heating. It also benefits from a large drying area shared with one other flat.

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

APPROACH

Via shared entry at the rear of the building, down 1 set of stairs, and through an entrance door on the right. There is further parking & shared entry at the front.

HALLWAY

With stairs rising to the upper level, built-in shelved cupboard, wall-mounted 'Rointe' electric heater, wood effect flooring, and doors leading to the Lounge & Bedroom One.

LOUNGE 4.65m x 3.85m (max)

With 2 windows to the front elevation with sea views, wall-mounted 'Rointe' electric heater, and fitted carpet.

BEDROOM ONE 3.5m x 3.3m (max)

With window to the front elevation with sea views, wardrobe recess, wall-mounted 'Rointe' electric heater, and fitted carpet.



KITCHEN/DINER 5.95m x 2.75m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, extractor hood, tall fridge/freezer, washing machine, built-in storage cupboards (one housing the hot water cylinder), wall-mounted 'Roointe' electric heater, vinyl flooring, window to the rear elevation, and external door leading to the garden.

BEDROOM TWO 3.85m x 1.65m (max)

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

BEDROOM THREE 3.85m x 2.45m (max)

With window to the rear elevation, 'Roointe' electric heater, wardrobe recess, and fitted carpet.

SHOWER ROOM 1.8m x 1.35m

With modern wash basin, large walk-in shower enclosure with electric shower, Respatex style wall panelling, and vinyl flooring.

WC 1.25m x 0.9m

With white suite comprising WC & wash basin, and vinyl flooring.

EXTERNAL

There is a communal outhouse/drying area (shared with one other flat), and a private store. There is also a private, enclosed garden area to the rear.



21B Shuna 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 & drainage

Council Tax: Band B

EPC Rating: D66

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, primary schools and a high school, churches, a general hospital, 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 on the A816 to Lochgilhead. Take a left after Soroba House Hotel onto McCaig Road. Take a left before the Soroba Store, into Scalpay Terrace carpark. 21B Shuna Terrace is on the left and can be identified by the For Sale sign in the window.

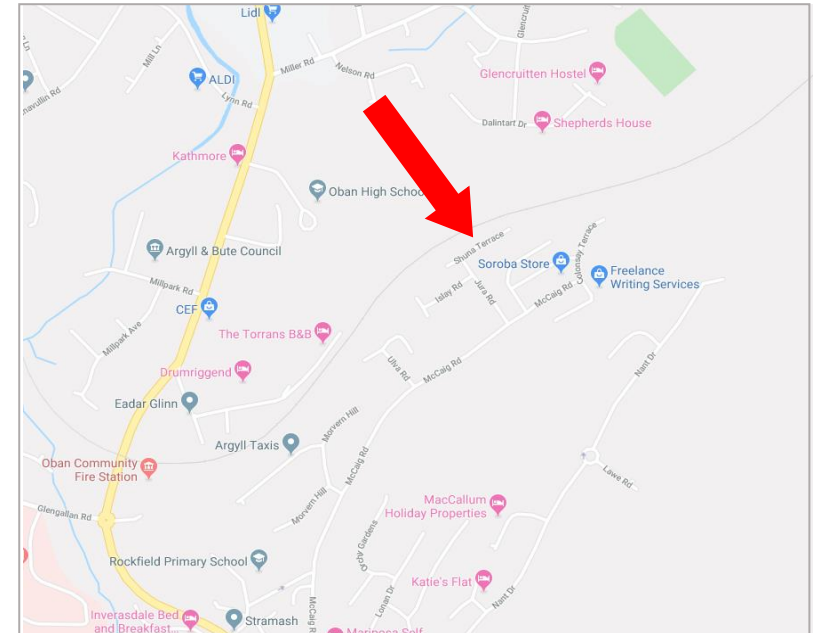
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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