



## 13 Cowan Place

Oban | Argyll | PA34 4GA

Guide Price £140,000

**Fiuran**  
PROPERTY

# 13 Cowan Place

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13 Cowan Place is a spacious 2 Bedroom upper floor Flat, located in the popular Creag Bhan area of Oban. In walk-in condition and brought to the market with no chain, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Well-presented and spacious upper floor Flat
- Porch, Hallway, Lounge, Kitchen/Diner
- 2 Double Bedrooms, Bathroom
- Excellent storage space, including Loft
- Double glazing throughout
- Electric storage heating
- White goods, window coverings & flooring included
- Free residents' parking
- Communal drying area, bin shed and garden
- Factored block
- Popular residential area of town
- Convenient to town centre and amenities
- No chain



This immaculately presented upper floor Flat in the popular Creag Bhan area of Oban has well laid out and spacious rooms, modern features, good storage including a Loft, and a communal garden area with bin shed. With double glazed windows and Dimplex storage heaters, this property would be an ideal purchase for a first time buyer or buy-to-let investor.

The accommodation is in walk-in condition and comprises an entrance Porch with stairs leading to the Hallway, fitted Kitchen/Diner, Lounge with glazed doors & Juliet balcony, two good sized Bedrooms (both with built-in wardrobes), and a family Bathroom.

The property is conveniently situated for access to the primary school campus, Oban High School, and the local hospital.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via own access door at the front of the property into the Porch.

### **PORCH**

With Dimplex electric storage heater, carpeted staircase, window to the side elevation, and door leading to the Hallway.

### **HALLWAY**

With Dimplex electric storage heater, 2 large storage cupboards (one housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to the Lounge, Kitchen/Diner, both Bedrooms, and the Bathroom.

### **KITCHEN/DINER 3.7m x 2.75m**

Fitted with a range of wood effect base & wall mounted units, complementary work surfaces/breakfast bar, stainless steel sink & drainer, tiled splash-backs, electric cooker, tumble dryer, dishwasher, ceiling downlights, space for dining furniture, window to the rear elevation, and wood effect flooring.



**LOUNGE** 4.8m x 3.2m

With glazed doors & Juliet balcony to the rear elevation, Dimplex electric storage heater, and fitted carpet.

**BEDROOM ONE** 4.8m x 3.05m

With window to the front elevation, large built-in wardrobe, and fitted carpet.

**BEDROOM TWO** 3.7m x 2.75m (max)

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

**BATHROOM** 3m x 2.15m (max)

With white suite comprising bath with mixer shower over, WC & wash basin, wall-mounted cabinet, Respatex style wall panelling, tiled flooring, and window to the front elevation.

**LOFT**

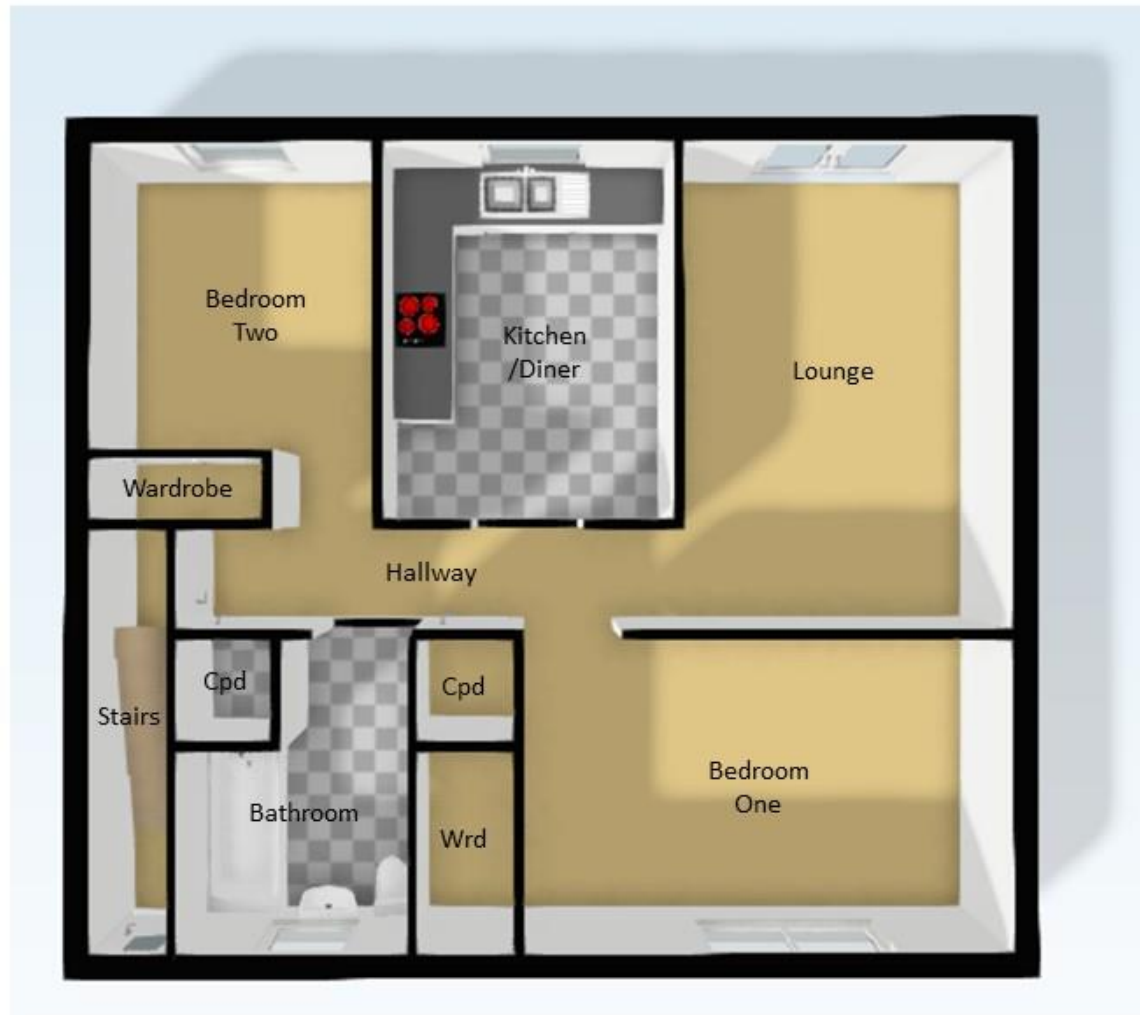
Large storage space with lighting and Ramsay style ladder.

**GARDEN**

A communal area of garden with drying green is available to residents. There is also an external bin shed, and free residents' parking.



## 13 Cowan Place, 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:** C79

**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, on the A816 to Lochgilphead. At the roundabout, take a right onto Glengallan Road. Take the 2nd road on the right, and left into Cowan Place. No.13 Cowan Place can be identified by the For Sale sign in the window.

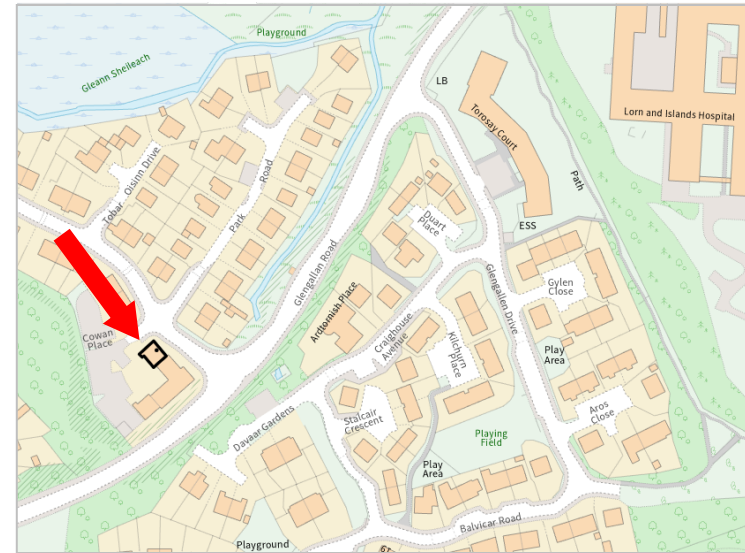
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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