



24B High Street

Oban | Argyll | PA34 4BG

Offers Over £160,000

Fiuran
PROPERTY

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24B High Street is a spacious second floor Flat with 3 Bedrooms, conveniently located within the town centre of Oban. 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

- Spacious second floor Flat with 3 Bedrooms
- Centrally located in Oban town centre
- Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Bathroom, WC
- Fully double glazed
- Electric heating
- Attractive features such as high ceilings
- Ample storage, including built-in wardrobe
- White goods, furniture & window coverings included
- Convenient to town centre and amenities
- Railway Station and Ferry Terminal within easy walking
- On-street (permit) parking to front
- No chain



24B High Street is a spacious second floor Flat with 3 Bedrooms, conveniently located within the town centre of Oban. Brought to the market with no chain, it would make an ideal first home or buy-to-let investment.

The accommodation comprises entrance Hallway with built-in cupboards, fitted Kitchen with a range of white goods, spacious Lounge /Diner, three Bedrooms, a large Bathroom, and separate WC.

In addition to its attractive features, the property benefits from double glazed windows throughout and electric heating. With bright and airy accommodation, the high ceilings add to the spacious feel. The property is tastefully decorated in neutral tones throughout.

There is ample on-street parking to the front of the property (with permit available).

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via access at the front of the property, up 2 sets of stairs in the well-kept communal close, and through an entrance door straight ahead.

HALLWAY

With electric storage heater, large walk-in cupboard (housing a tumble dryer), further cupboard (housing the hot water cylinder), fitted carpet, opening leading to the Kitchen, and doors leading to all rooms.

KITCHEN 2.6m x 2.55m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in double electric oven, ceramic hob, stainless steel cooker hood, tall fridge/freezer, washing machine, and vinyl flooring.



LOUNGE/DINER 3.9m x 3.5m (max)

With windows to the front elevation, Optimist fireplace, and fitted carpet.

BEDROOM ONE 3.6m x 3.05m

With window to the rear elevation, wall-mounted electric heater, built-in wardrobes, ceiling downlights, and fitted carpet.

BEDROOM TWO 3.35m x 3.1m

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

BEDROOM THREE 3.35m x 2.35m

With window to the front elevation, and fitted carpet.

BATHROOM 2.45m x 2m (max)

With white suite comprising bath with mixer shower over, WC & wash basin, ceiling downlights, tiled walls & flooring, and 2 windows to the rear elevation.

WC 1.3m x 0.9m

With white suite comprising WC & wash basin, partially tiled walls, and tiled flooring.

PARKING

There is ample on-street permit parking to the front of the building.



24B High 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, and drainage.

Council Tax: Band C

EPC Rating: C78

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 up Albany Street. Take a left hand turn onto Campbell Street, and take another left onto High Street. No. 24B High Street 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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