



### 3 Gilmour Buildings

John Street | Oban | PA34 5NS

Guide Price £170,000

**Fiuran**  
PROPERTY

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3 Gilmour Buildings is a beautifully presented 2 Bedroom Apartment, benefiting from spacious rooms & high ceilings. Centrally located within Oban town centre, it would make a wonderful purchase for first time buyers or buy-to-let investors.

Special attention is drawn to the following:-

### Key Features

- Spacious second floor Apartment with 2 Bedrooms
- Beautifully presented & neutrally decorated
- Hallway, open-plan Kitchen/Diner/Lounge
- 2 double Bedrooms, Bathroom
- Fully double glazed
- Partial electric heating system
- Attractive oak internal doors & wooden flooring
- White goods, window coverings & flooring included
- Available fully furnished, if required
- Convenient location for access to local amenities
- On-street (permit) parking
- Walk-in condition & no chain



3 Gilmour Buildings is a beautifully presented 2 Bedroom Apartment, benefiting from spacious rooms & high ceilings. Centrally located within Oban town centre, it would make a wonderful purchase for first time buyers or buy-to-let investors.

The accommodation comprises entrance Hallway with walk-in Store and further storage cupboard, open-plan Kitchen/Diner/Lounge with modern fitted units & windows overlooking George Street, a modern family Bathroom, and 2 large double Bedrooms.

In addition to its convenient location, 3 Gilmour Buildings is fully double glazed and benefits from high ceilings, oak internal doors, and wooden flooring. White goods are included in the sale, and the property is available fully furnished, if required.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via grey entrance door off John Street (next to red 'Oban Times' sign), into the attractive communal close, up 2 sets of stairs, and through a red door on the left into the flat.

### **HALLWAY**

With wooden flooring, Dimplex electric storage heater, built-in cupboard, and doors leading to all rooms.

**KITCHEN/DINER/LOUNGE** 5.3mx4.35m  
Kitchen alcove, fitted with a range of modern base & wall mounted units, complementary work surfaces, breakfast bar, stainless steel sink & drainer, built-in electric oven, ceramic hob, integrated fridge/freezer and washing machine, ceiling downlights, wooden flooring, and windows to the front elevation.



**BEDROOM ONE** 4m x 3.45m

With windows to the front elevation, wall-mounted electric heater, and wooden flooring.

**BEDROOM TWO** 3.05m x 2.75m

With window to the rear elevation with glimpses of Oban Bay, built-in shelved cupboard (housing the hot water cylinder), and wooden flooring.

**BATHROOM** 2.05m x 1.55m

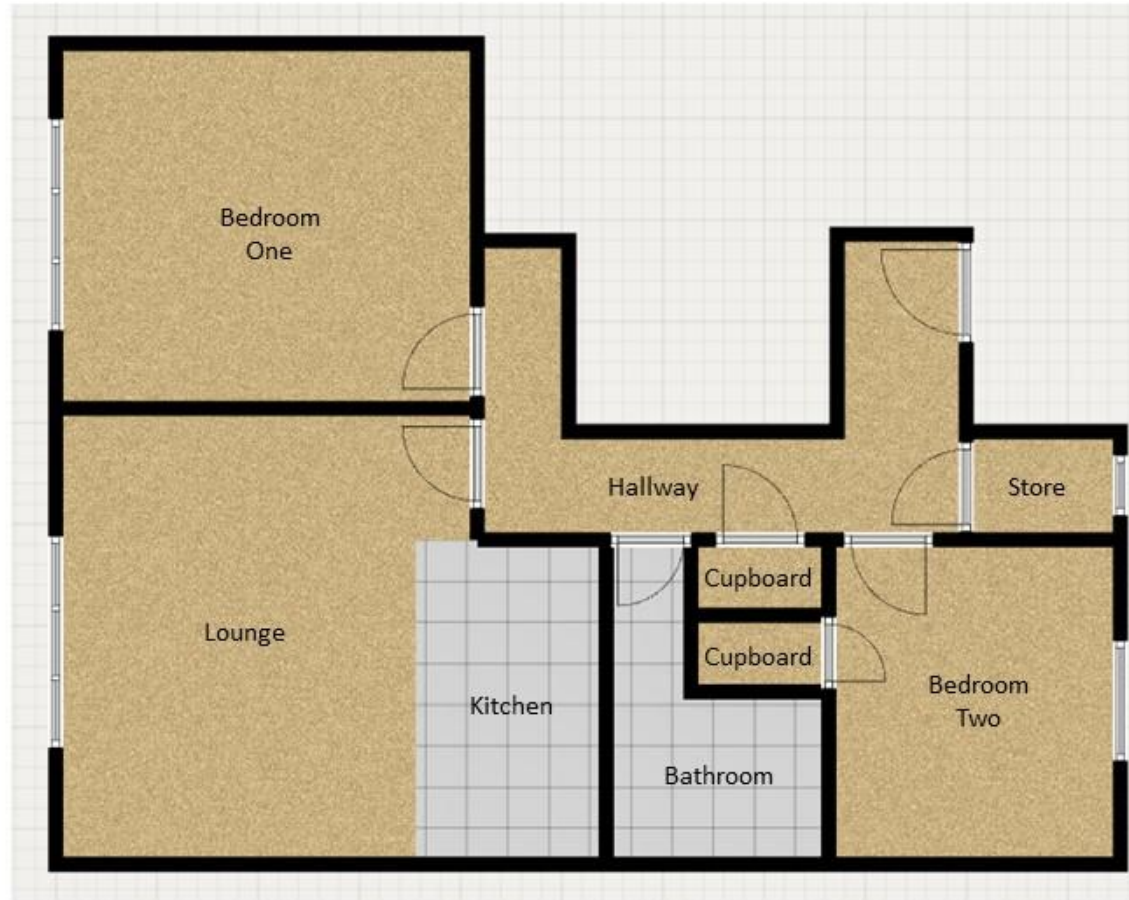
With modern white suite comprising bath with mixer shower over, WC & wash basin, chrome heated towel rail, tiled walls, and tiled flooring.

**STORE** 1.35m x 0.95m

With window to the rear elevation, telephone point, ceiling downlights, and wooden flooring.



### 3 Gilmour Buildings, 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:** C73

**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 Gilmour Buildings is on the right (above McDougall's store), and access is around the corner on John Street.

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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Oban Esplanade, a Stone's Throw from the Property

