



## 4 Burnbank Terrace

Oban | Argyll | PA34 5PB

Guide Price £139,995

**Fiuran**  
PROPERTY

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4 Burnbank Terrace is a spacious 2 Bedroom ground floor Flat, within a 3-storey terraced tenement. Conveniently located near to Oban town centre and with its own private entrance, it would make an ideal first home or investment purchase.

Special attention is drawn to the following:-

### Key Features

- 2 Bedroom ground floor Flat
- Private entrance door to front of property
- Convenient town centre location
- Porch, Hallway, Kitchen
- Lounge, 2 Bedrooms, Bathroom,
- Double glazing throughout & gas fire in Lounge
- Range of white goods included in sale
- Shared garden/drying green
- Free informal parking to rear
- On-street parking to front with permit available
- Private Store & communal Store within Cellar
- Improvement potential
- No chain



4 Burnbank Terrace is a spacious 2 Bedroom ground floor Flat, within a 3-storey terraced tenement. Conveniently located near to Oban town centre and with its own private entrance, it would make an ideal first home or investment purchase.

The accommodation comprises entrance Porch, Hallway, fitted Kitchen with a range of white goods, spacious Lounge with gas fire, 2 double Bedrooms, and a large, modern Bathroom. There is a private Store and communal Store within the Cellar.

4 Burnbank Terrace is brought to the market with no chain and benefits from double glazing throughout and mains gas connection. There is on-street parking available, with the option to purchase a permit if required. There is further informal free parking to the rear of the building, along with a communal garden/drying green.

### **APPROACH**

Via private access through a white door at the front of the property into the Porch.

### **PORCH**

With vinyl flooring and glazed PVC door leading into the Hallway.

### **HALLWAY**

With large built-in cloak cupboard housing the electric meter & fuse box (1.45m x 1.1m), and doors leading to all rooms.

### **KITCHEN** 3.65m x 3.4m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, gas cooker, stainless steel cooker hood, fridge, freezer, washing machine, dishwasher, built-in cupboard (housing the hot water cylinder), vinyl flooring, access to a Loft space, and window to the rear elevation.



**LOUNGE** 4.35m x 4.1m

With Bay window to the front elevation, gas fire, and high ceiling with decorative coving.

**BEDROOM ONE** 4.35m x 2.6m

With window to the front elevation, laminate flooring, and high ceiling.

**BEDROOM TWO** 3.55m x 3.45m

With window to the rear elevation, and high ceiling.

**BATHROOM** 2.35m x 2.15m

With modern white suite comprising bath with electric shower over, WC & wash basin, storage cupboard, Respatex style wall panelling, ceiling downlights, and vinyl flooring.

**CELLAR**

There is a private Store and shared Store within the communal Cellar area, and access to the communal rear garden.

**EXTERNAL**

The communal garden/drying green to the rear of the building is mainly laid to lawn. There is also an informal free parking area. There is further on-street (permit) parking to the front.



## 4 Burnbank 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, gas, and drainage.

**Council Tax:** Band C

**EPC Rating:** E54

**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 from Glasgow, take a left just after the Kings Knoll Hotel onto Deanery Brae. At the bottom of the hill, take a right onto Breadalbane Street. Burnbank Terrace is on your right-hand side and no. 4 can be identified by the white entrance door.

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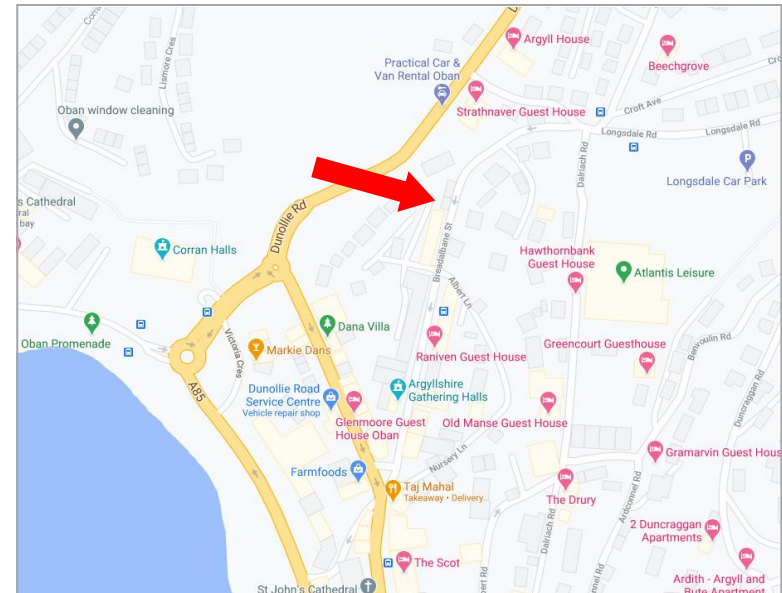
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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