



17 Cowan Place

Oban | Argyll | PA34 4GA

Offers Over £145,000

Fiuran
PROPERTY

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17 Cowan Place is a spacious and modern 2 Bedroom first floor flat in a 2-storey block of 4 flats, in the popular Creag Bhan area of Oban. In walk-in condition, this 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
- Ample (free) residents' parking
- Communal drying area, bin shed and garden
- Factored block
- Popular residential area of town
- Convenient to town centre and amenities



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 electric 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 contemporary Shower Room.

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

HALLWAY

With 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 Shower Room.

KITCHEN/DINER 3.7m x 2.75m

Fitted with a range of wood effect base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, ceiling downlights, window to the rear elevation, and vinyl flooring. Space for a range of white goods and dining furniture.



LOUNGE 4.8m x 3.2m

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

BEDROOM ONE 4.8m x 3.05m

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

BEDROOM TWO 3.7m x 2.75m (max)

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

SHOWER ROOM 3m x 2.15m (max)

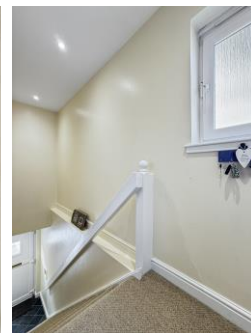
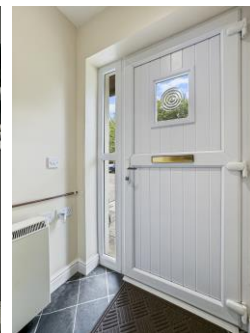
Newly fitted with modern WC & wash basin vanity unit, large shower enclosure with Respatex style wall panelling & mixer shower, chrome heated towel rail, wall-mounted mirrored cabinet, ceiling downlights, and wood effect flooring.

LOFT

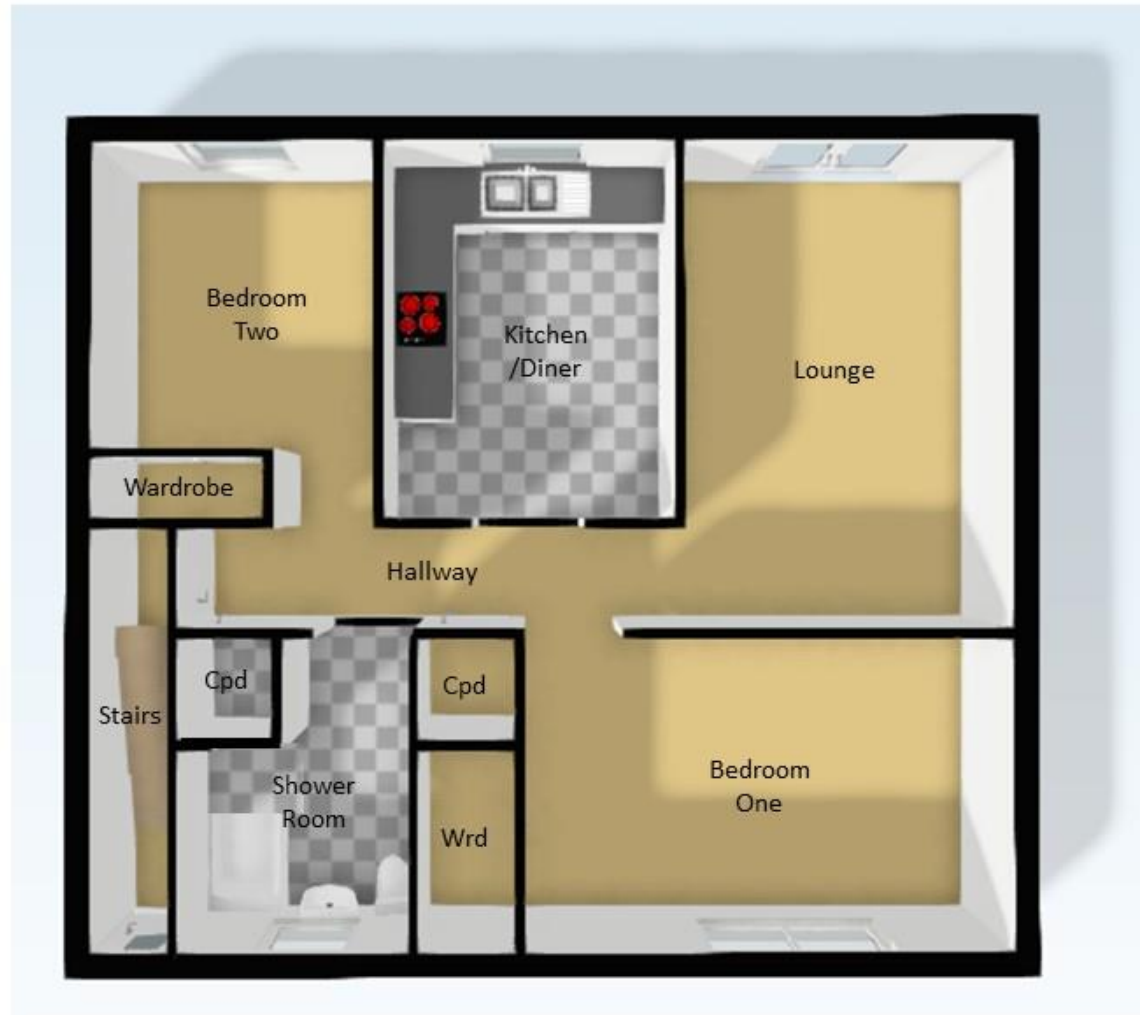
Large, partially floored storage space with lighting and Ramsay style ladder.

GARDEN

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



17 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.17 Cowan Place can be identified by the For Sale sign in the window.

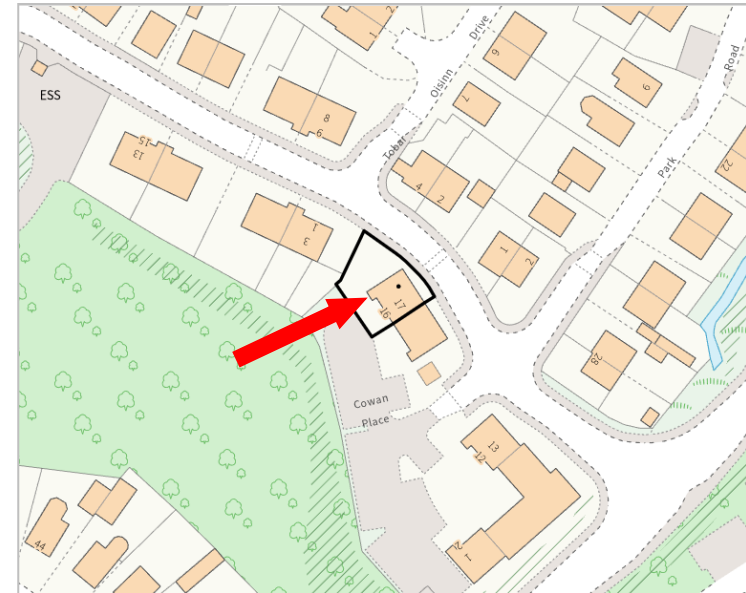
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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