



2B Buchanan Terrace

Hill Street | Oban | PA34 5DF

Guide Price £120,000

Fiuran
PROPERTY

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2B Buchanan Terrace is a modern 2 Bedroom ground floor Flat conveniently situated in Oban town centre. With a large, shared garden, it would make an ideal first home.

Special attention is drawn to the following:-

Key Features

- Lovely ground floor Flat in town centre
- Hallway, Lounge, Kitchen
- Bathroom, 2 Bedrooms
- Electric heating
- Double glazing
- Blinds & flooring included
- Large, communal garden
- Metal shed
- Carpark to front (permit available)
- Close to local amenities & services
- No chain



2B Buchanan Terrace is a modern 2 Bedroom ground floor Flat conveniently situated in Oban town centre. With a large, shared garden, it would make an ideal first home.

The accommodation comprises entrance Hallway with storage cupboard, modern fitted Kitchen, bright & cosy Lounge, 2 Bedrooms, and a modern Bathroom. There is also a large communal garden to the rear & side of the building. There is a metal shed housed in the side garden.

The property benefits from double glazing and effective electric heating. There is also a mains gas connection available. There is a carpark directly in front of the building for which a permit can be obtained.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via shared entry at the front of the building, and through an entrance door on the right.

HALLWAY

With built-in storage cupboard (housing the hot water cylinder), coat hooks, wood effect flooring, opening to the Kitchen, and doors leading to the Lounge, both Bedrooms and the Bathroom.

KITCHEN 2.35m x 1.65m

Fitted with a range of cream base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, fridge, and wood effect flooring.

LOUNGE 3.15m x 3.15m

With window to the front elevation, electric fire, and fitted carpet.



BEDROOM ONE 3.15m x 2.05m

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

BEDROOM TWO 2.8m x 2.05m

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

BATHROOM 2.65m x 1.75m (max)

Fitted with a white suite comprising bath with electric shower over, WC & washbasin, feature mirror, wood effect flooring, and window to the rear elevation.

GARDEN

A communal garden is situated to the rear & side of the property. There is a metal shed in the side garden.



2B Buchanan 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 & drainage.

Council Tax: Band B

EPC Rating: D64

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 South on the A85 through Oban, turn left off George Street into Argyll Street. Bear right at the top, then take an immediate left into the Tweedale Street car park. Buchanan Terrace is accessed from the top right of the car park. Flat 2B is on the ground floor and can be identified by the For Sale sign in the window.

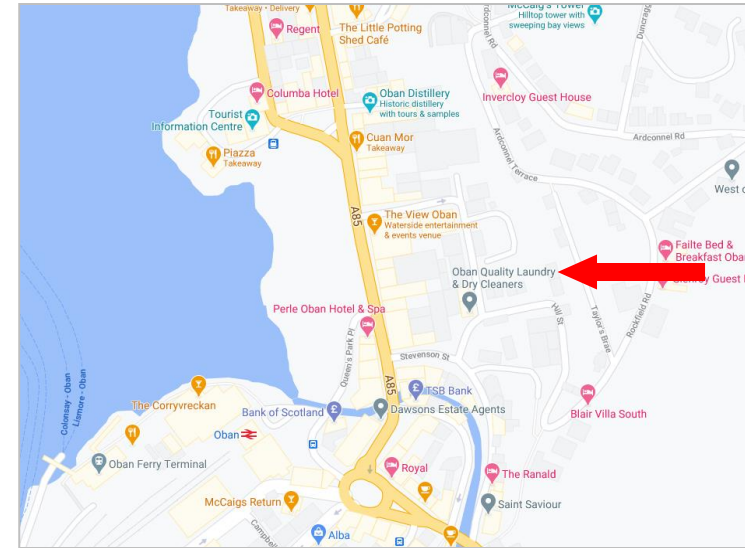
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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