



12B High Street

Oban | Argyll | PA34 4BG

Guide Price £110,000

Fiuran
PROPERTY

12B High Street

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12B High Street is a centrally located top floor Flat with one Bedroom and shared garden/drying green to the rear.

Special attention is drawn to the following:

Key Features

- Attractive One Bedroom top floor Flat
- Hallway, Kitchen, Lounge
- Double Bedroom, Bathroom
- White goods included in sale
- Electric storage heating
- Fully double glazed
- Excellent storage, including Loft space
- Communal garden/drying green
- Convenient town centre location
- No chain



12B High Street is a centrally located top floor Flat with one Bedroom and shared garden/drying green to the rear.

The accommodation comprises Hallway, fitted Kitchen, bright Lounge with attractive fireplace & open fire, double Bedroom, and modern Bathroom. There is also a partially floored Loft space, with Ramsay style ladder, which is ideal for storage purposes.

The fitted Kitchen comes with a range of white goods included. Brought to the market with no chain, the property benefits from double glazing throughout and effective electric heating.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via access to the communal close at the front of the property, up 2 sets of stairs, and through an entrance door to the flat on the left.

HALLWAY

With wooden flooring, small shelved cupboard, electric storage heater, and doors leading to the Kitchen, Lounge, Bedroom & Bathroom.

KITCHEN 3.25m x 2.95m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, washing machine, tall fridge/freezer, ceiling pulley, wall-mounted shelving, window to the rear elevation, and vinyl flooring.



LOUNGE 4.6m x 3.25m (max)

With window to the front elevation, attractive fireplace with open fire, electric storage heater, wooden flooring, and access to the Loft.

DOUBLE BEDROOM 3.35m x 2.1m

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

BATHROOM 1.8m x 1.5m

With modern white suite comprising bath with electric shower over, WC & wash basin, Respatex style wall panelling, tile effect flooring, and window to the rear elevation.

LOFT

Partially floored, with Skylight and Ramsay style ladder.

GARDEN

A communal garden/drying green and bin yard is situated to the rear of the building.



12B 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 B

EPC Rating: D65

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. 12b High Street is on the left and can be identified by the green door and 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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T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

