



1C Burnside Place

Oban | Argyll | PA34 4JZ

Guide Price £115,000

Fiuran
PROPERTY

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1C Burnside Place is an attractive top floor Flat with communal garden & free residents' parking, located in the popular Millpark area of Oban.

Special attention is drawn to the following:

Key Features

- Top floor Flat in quiet residential area
- Hallway, Lounge, Kitchen/Diner
- Bathroom, Bedroom, Box Room
- Partially floored Loft space
- Effective electric heating
- Double glazing throughout
- White goods, window coverings & flooring included
- Items of furniture available separately, if required
- New external wall insulation & rendering
- Free residents' parking
- Shared garden/drying green to the rear
- Timber shed
- Convenient to town centre and amenities



1C Burnside Place is an attractive top floor Flat with communal garden & free residents' parking, located in the popular Millpark area of Oban.

The accommodation comprises entrance Hallway, spacious Lounge with brick fireplace, fitted Kitchen/Diner with a range of appliances, double Bedroom with built-in wardrobe, family Bathroom, and a good-sized Box Room.

The property is fully double glazed and benefits from electric heating, as well as new external insulation.

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

APPROACH

Via shared entry at the front of the property, into the well-kept communal close, up a set of stairs, and through an entrance door on the left.

HALLWAY

With cloak area, electric storage heater, fitted carpet, and doors leading to the Lounge, Bedroom, Bathroom, and Box Room.

KITCHEN/DINER 3.3m x 2.2m

Fitted with a range of wooden base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, electric cooker, tall fridge/freezer, washing machine, window to the front elevation, vinyl flooring, and door leading to the Lounge.



LOUNGE 4.8m x 3.3m

With windows to the rear & side elevations, brick fireplace, electric storage heater, and fitted carpet.

BEDROOM 3.5m x 2.75m

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

BATHROOM 2.5m x 2m (max)

Fitted with a white suite comprising bath with electric shower over, WC & wash basin, Respatex style wall panelling, vinyl flooring, and window to the front elevation.

BOX ROOM 2.5m x 1.25m

With fitted carpet, and access to the Loft.

GARDEN

A shared area of garden with drying green is located to the rear of the property, which is mainly laid to grass, and there is a small timber shed belonging to 1C. There is off-street residents' parking to the front of the property.



1C Burnside 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 D

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

From Argyll Square head along Soroba Road, on the A816 to Lochgilhead. After the Birchwood Service Station, take a right into Millpark Road, then a left into Millpark Avenue. And a right into Burnside Place. No.1C is within the first block on the left and can be identified by the For Sale sign.

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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