



2 Aros Close

Oban | Argyll | PA34 4RN

Guide Price £165,000

Fiuran
PROPERTY

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2 Aros Close is an immaculate upper floor Flat with 2 Bedrooms, shared garden & allocated parking, situated in a quiet cul-de-sac within walking distance of Oban town centre.

Special attention is drawn to the following:

Key Features

- Beautifully presented 2 Bedroom upper floor Flat
- Porch & Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Bathroom
- Freshly decorated throughout
- Fully double glazed
- Electric storage heating
- Ample storage, including built-in wardrobes & Loft
- Shared garden, with private shed
- Range of white goods included
- Allocated parking space to front
- Convenient to town centre and amenities
- Regular bus service



2 Aros Close is an immaculate upper floor Flat with 2 Bedrooms, shared garden & allocated parking, situated in a quiet cul-de-sac within walking distance of Oban town centre.

The accommodation comprises entrance Porch with stairs rising to the Hall, Lounge/Diner with attractive fireplace, modern fitted Kitchen, 2 double Bedrooms (both with built-in wardrobes), and a family Bathroom.

The flat is in walk-in condition, and benefits from double glazing & an effective electric heating system. There is an allocated parking space to the front of the property.

Situated in a popular but quiet residential area of Oban, it is ideally located for easy access to the town's amenities, and benefits from a regular bus service. Brought to the market with no chain, it would make a lovely first-time or retirement purchase.

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

APPROACH

Via private parking to the front of the property, and path leading to an entrance at the front into the Porch.

PORCH & HALL

With carpeted staircase, electric storage heater, fitted carpet, access to the Loft, and doors leading to the Lounge/Diner, both Bedrooms and the Bathroom.

KITCHEN 3.4m x 2.65m

Fitted with a range of modern gloss base & wall mounted units, wood effect work surfaces over, stainless steel sink & drainer, tiled splash-backs, newly fitted built-in electric oven & ceramic hob, washing machine, tall fridge/freezer, built-in storage cupboard (housing a newly fitted hot water cylinder), tiled flooring, and window to the rear elevation.



LOUNGE/DINER 4.3m x 4m

With windows to the front elevation, fitted carpet, electric storage heater, attractive fireplace with electric fire, built-in cloak cupboard, and door leading to the Kitchen.

BEDROOM ONE 3.55m x 3.2m (max)

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

BEDROOM TWO 3.4m x 3.1m (max)

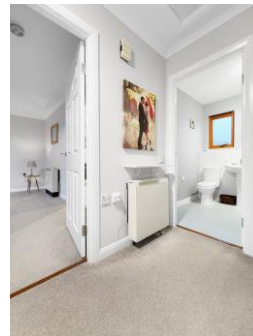
With window to the rear elevation, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

BATHROOM 2.1m x 2.1m

With modern white suite comprising P-shaped bath with mixer shower over, WC & wash basin, window to the rear elevation, Respatex style wall panelling, ceiling downlights, and resin flooring.

GARDEN

There is an easily maintained shared garden with drying green (& rotary clothes dryers). The rear garden is mainly paved, with fenced boundaries. There is a small timber shed belonging to this property housed within the rear garden. To the front & side, there are lawned areas with paved pathways.



2 Aros Close, 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 C

EPC Rating: C73

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. At the roundabout, take a right onto Glengallan Road. Take the 2nd left onto Glengallan Drive, then the 2nd left into Aros Close. No. 2 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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