



2A Glenshellach Terrace

Oban | Argyll | PA34 4BH

Guide Price £95,000

Fiuran
PROPERTY

2A Glenshellach Terrace

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2A Glenshellach Terrace is a modern ground floor Flat with one Bedroom, centrally located in the popular town of Oban, with private store & shared yard to the rear.

Special attention is drawn to the following:

Key Features

- Lovely ground floor Flat with one Bedroom
- Hall, modern Kitchen, Lounge
- Double Bedroom, Shower Room
- Effective electric heating
- Double glazing throughout
- Large storage cupboard in Hall
- White goods & window coverings included
- New carpets & flooring throughout
- Freshly decorated
- Rear yard and private store
- Quiet, yet central location
- Walk-in condition & no chain



2A Glenshellach Terrace is a modern ground floor Flat with one Bedroom, centrally located in the popular town of Oban, with private store & shared yard to the rear.

The accommodation comprises entrance Hall, modern fitted Kitchen with a range of white goods, Lounge with storage below window, double Bedroom, and large Shower Room. The property also benefits from a communal yard with private store to the rear of the building, and shared store within the communal close.

This lovely property benefits from modern features, effective electric heating, and double glazing throughout. It has been freshly decorated and there are new carpets & flooring throughout. All white goods & window coverings are included in the sale.

The accommodation with approx. sizes is arranged as follows:

APPROACH

Via access at the front of the property into the well-kept communal close, and through an entrance door on the right.

HALL

With newly fitted electric storage heater, fitted carpet, large built-in storage cupboard, and doors leading to all rooms

KITCHEN 3.1m x 2m

Fitted with a range of modern gloss base & wall mounted units, complementary wood effect work surfaces & splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, integrated fridge & freezer, washing machine, vinyl flooring, and window to the rear elevation.



LOUNGE 3.3m x 3.1m

With window to the front elevation, built-in storage below, electric storage heater, and fitted carpet.

DOUBLE BEDROOM 3.1m x 2m

With window to the rear elevation and fitted carpet.

SHOWER ROOM

With modern white suite comprising WC & wash basin, corner shower enclosure with Respatex style wall panelling & electric shower, chrome heated towel rail, and vinyl flooring.

EXTERNAL

A communal yard with private store is situated to the rear of the building. There is a further shared store within the communal close.



2A Glenshellach 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, and drainage.

Council Tax: Band B

EPC Rating: C72

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 at the top, onto Drimvargie Road, and take another left onto Glenshellach Terrace. 2A Glenshellach Terrace is on the left and can be identified by the brown door and For Sale sign in the window.

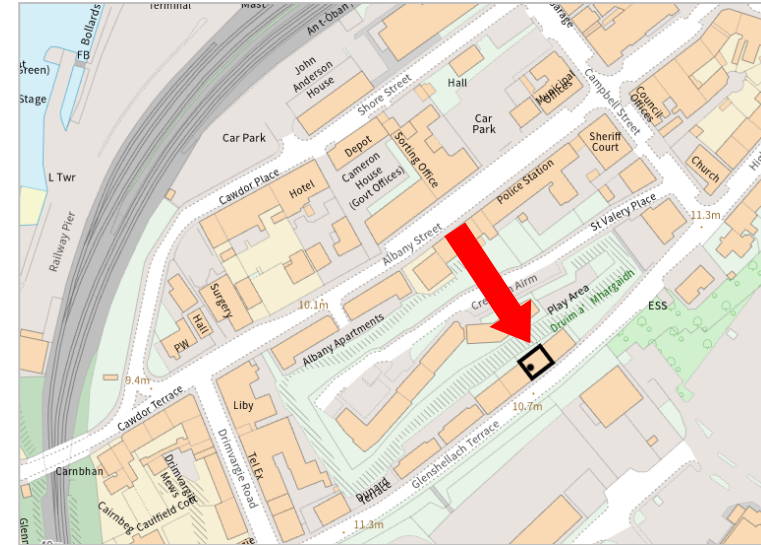
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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PROPERTY

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