



7E Longsdale Crescent

Oban | Argyll | PA34 5JP

Guide Price £150,000

Fiuran
PROPERTY

7E Longsdale Crescent

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7E Longsdale Crescent is a stunning 2 Bedroom top floor Flat with balcony and views over Kerrera & Mull, located close to Oban town centre. Fully renovated throughout and benefiting from external wall insulation, it is in walk-in condition.

Special attention is drawn to the following:-

Key Features

- Modern top floor Flat with 2 Bedrooms
- Hallway, Kitchen/Diner, Lounge with balcony
- Bathroom, 2 double Bedrooms
- Large, partially floored Loft with ladder
- Sea views towards Kerrera & Mull
- Replacement electric storage heaters
- Double glazing throughout
- Built-in wardrobes in both Bedrooms
- Excellent storage, including private store
- External insulation & rendering to building
- Ample free parking
- Communal garden/drying green



7E Longsdale Crescent is a stunning 2 Bedroom top floor Flat with balcony and views over Kerrera & Mull, located close to Oban town centre. Fully renovated throughout and benefiting from external wall insulation, it is in walk-in condition.

The accommodation comprises entrance Hallway, modern fitted Kitchen/Diner, spacious Lounge with balcony, 2 double Bedrooms (both with built-in wardrobes), and a lovely Bathroom. The property benefits from a large, partially floored Loft, and there is a substantial private store within the communal close. There is also a large area of communal garden/drying green to the rear of the building.

With replacement electric storage heaters, 7E Longsdale Crescent also has double glazing throughout. There is excellent storage, including built-in wardrobes in both bedrooms. There is ample free parking to the front of the building.

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

APPROACH

Via shared entry at the front of the property, into the communal close, up two sets of stairs, and through an entrance door on the right.

HALLWAY

With built-in cupboard (housing the hot water cylinder), electric storage heater, access to the Loft, and doors leading to the Kitchen/Diner, Lounge, Bathroom, and both double Bedrooms.

KITCHEN/DINER 3m x 2.75m

Fitted with a range of modern gloss base & wall mounted units, complementary work surfaces, sink & drainer, Respatex style splash-backs, built-in electric oven & grill, ceramic hob, extractor hood, integrated fridge/freezer, ceiling downlights, wood effect flooring, and window to the front elevation.



LOUNGE 4.25m x 3.85m

With glazed doors leading to the balcony at the front elevation, electric storage heater, and fitted carpet.

BEDROOM ONE 3.5m x 3.15m (max)

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

BEDROOM TWO 4.15m x 2.8m (max)

With window to the rear elevation, built-in wardrobes, and fitted carpet.

BATHROOM 2m x 1.8m

Fitted with a modern white suite comprising bath with electric shower over, WC and washbasin, heated towel rail, ceiling downlights, Respatex style wall panelling, vinyl flooring, and obscured glass window to the front elevation.

EXTERIOR

There is a private store within the close and a communal garden/drying green to the rear of the building.



7E Longsdale Crescent, 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: C78

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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Longsdale Road. Take the first exit on the left and left again at the T-junction. Turn right into Longsdale Crescent. No.7E is straight ahead on the right, and can be identified by the For Sale sign in the window.

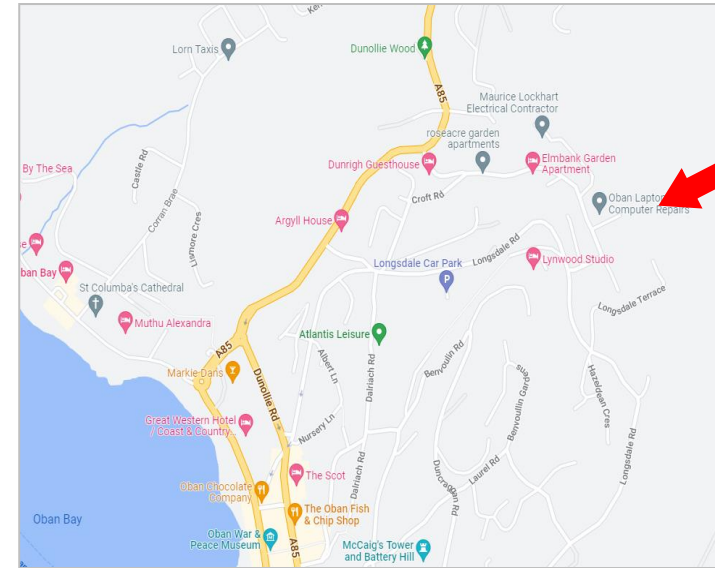
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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The town of Oban

