



3 Dalriach Court

Oban | Argyll | PA34 5EH

Guide Price £190,000

Fiuran
PROPERTY

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3 Dalriach Court is a rarely available 2 Bedroom first-floor Apartment, ideally positioned within a highly sought-after location close to Oban town centre. The property benefits from a front-facing balcony offering partial views across Oban Bay and the surrounding islands. While the apartment would now benefit from a degree of modernisation, it presents an excellent opportunity for both owner-occupiers and investors to add value in a desirable coastal setting.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom first floor Apartment
- Convenient location close to Oban town centre
- Partial views of Oban Bay and the Islands
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Balcony to the front, off the Lounge
- Excellent storage (including built-in wardrobes)
- Fully double glazed
- Electric storage heating
- Range of white goods included in sale
- Shared garden & drying green
- Free residents' parking
- Single garage & external store
- Improvement potential
- Sold as seen, with no chain



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The accommodation comprises entrance Hallway with 2 large storage cupboards, fitted Kitchen, spacious Lounge/Diner with door leading on to the Balcony, 2 double Bedrooms (both with built-in wardrobes), and a Bathroom with jacuzzi bath.

With shared garden & free residents' parking to the front, there is also a shared drying green to the rear. 3 Dalriach Court is well located for easy access to the town's amenities and is situated a short walk from the popular Atlantis Leisure.

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

APPROACH

Via access at the front of the property into the well-kept close, and up one set of stairs. No. 3 is on the left.

HALLWAY

With 2 large built-in cupboards (one housing the hot water cylinder), electric storage heater, fitted carpet, glazed door leading to the Lounge/Diner, and further doors leading to the Kitchen, both Bedrooms and the Bathroom.

KITCHEN 2.8m x 2.35m

Fitted with a range of wooden base & wall mounted units, work surfaces, tiled splashbacks, sink & drainer, a range of white goods with no guarantees (built-in oven, built-in microwave, cracked ceramic hob, stainless steel cooker hood, integrated dishwasher, integrated fridge/freezer & washing machine), ceiling downlights, tiled flooring, and windows to the rear elevation.

LOUNGE/DINER 4.55m x 3.85m

With windows to the front elevation with partial sea views, electric storage heater, sealed fireplace, fitted carpet, and door leading to the glazed Balcony with tiled flooring.



BEDROOM ONE 4.55m x 3.2m (max)

With windows to the front elevation with partial sea views, wall-mounted electric heater, built-in wardrobe, built-in shelved cupboard, and fitted carpet.

BEDROOM TWO 3.8m x 2.6m (max)

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

BATHROOM 1.85m x 1.85m

With white suite comprising WC & wash basin vanity unity with built-in cupboards, jacuzzi bath with electric shower over, heated towel rail, ceiling downlights, Respatex style wall panelling, tiled flooring, and window to the rear elevation.



EXTERIOR

To the rear of the property is a private garage, a communal drying green, and a private external storage unit located to the side of the building. To the front, there is a small garden area along with shared residents' parking.

3 Dalriach Court, 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: D63

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 Dalriach Road. Carry straight on at the crossroads and Dalriach Court is on the left. No. 3 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.

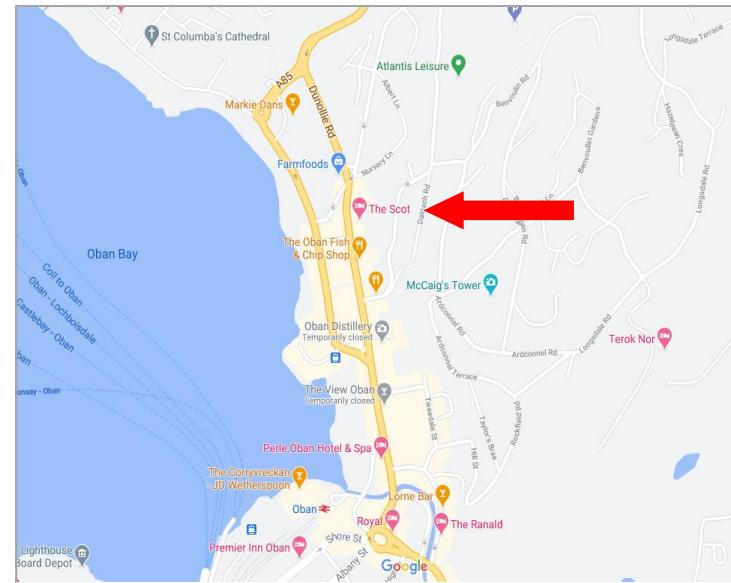
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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

