



1 Millpark Avenue

Millpark | Oban | PA34 4JN

Guide Price £199,950

Fiuran
PROPERTY

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1 Millpark Avenue is an immaculately presented end-terrace Bungalow, ideally situated within comfortable walking distance of Oban town centre. With 3 Bedrooms, it has been comprehensively renovated internally to a high standard. Further benefits include a fully enclosed, low-maintenance garden and residents' parking, making this an excellent home for a wide range of buyers.

Special attention is drawn to the following:

Key Features

- Modern End-terrace Bungalow
- Fully renovated to a high standard
- Located in quiet, friendly cul-de-sac
- Vestibule, Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, single Bedroom, Shower Room
- Large, fully insulated Loft with development potential
- Brand new electric storage heating
- Double glazing throughout
- Brand new white goods & flooring to Kitchen & Bathroom
- Fully re-wired & re-plumbed
- Full under-floor and internal wall insulation
- Easily maintained front & rear garden
- Free residents' parking
- Convenient to town centre and amenities



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The accommodation comprises entrance Vestibule, Hallway, spacious Lounge/Diner, modern fitted Kitchen with a range of brand-new white goods, 2 double Bedrooms, a single Bedroom, and contemporary Shower Room. There's also a large, fully insulated Loft which offers development potential.

Located in a pleasant cul-de-sac in a quiet, friendly neighbourhood, 1 Millpark Avenue is within easy walking distance to the town centre. In addition to brand new electric storage heating, it has also been re-wired, re-plumbed and benefits from under-floor and internal wall insulation.

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

APPROACH

Via steps leading to gated access at the side of the property, and entrance at the side into the Vestibule.

VESTIBULE 1.7m x 1.3m (max)

With built-in cupboard (housing the electric meter/fuse box), vinyl flooring, and doors leading to the Hallway and Bedroom Three.



HALLWAY

With electric storage heater, 2 built-in cupboards (one housing the replacement hot water cylinder), Loft access, and doors leading to all rooms.

LOUNGE/DINER 4.9m x 3.25m

With window to the front elevation, electric storage heater, flame-effect electric fire, and door leading to the Kitchen.



KITCHEN 3.25m x 2.2m

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



SHOWER ROOM 2.45m x 2.1m (max)

Fitted with a modern white suite comprising WC, vanity unit with built-in cabinet, wall-mounted vanity wash basin with drawers, corner shower enclosure with mixer shower, chrome heated towel rail, Respatex style wall panelling, ceiling downlights, vinyl flooring, and window to the rear elevation.

BEDROOM ONE 3.6m x 2.65m

With window to the front elevation, electric storage heater, and built-in mirrored wardrobe.

BEDROOM TWO 2.8m x 2.5m

With window to the rear elevation, and wall-mounted electric heater.

BEDROOM THREE 2.75m x 1.4m

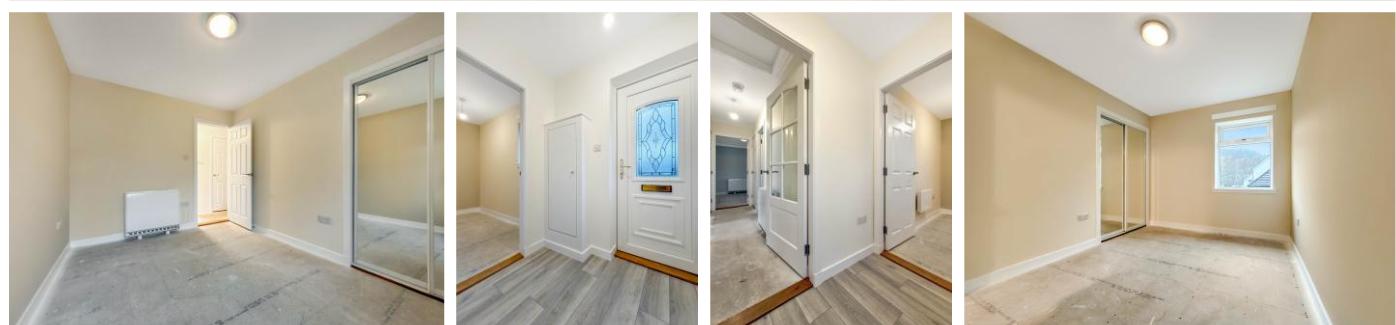
Single room, with wall-mounted electric heater, and window to the side elevation.

LOFT

Fully insulated, offering development potential (subject to the relevant consents).

GARDEN

The easily maintained rear garden is bounded by wooden fencing and is partly laid to paving stones and partly laid to lawn, with a drying green. The front garden is also laid to lawn, bounded by hedging.



1 Millpark Avenue, 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 C

EPC Rating: C75

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 Lochgilphead. After the Birchwood Service Station, take a right into Millpark Road, then a left into Millpark Avenue. No.1 is the first property 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.

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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