



**1/2, 33A Combie Street**

Oban | Argyll | PA34 4HS

Guide Price £150,000

**Fiuran**  
PROPERTY

# 1/2, 33A Combie Street

Oban | Argyll | PA34 4HS

1/2, 33A Combie Street is a beautifully renovated 2 Bedroom first-floor Flat, ideally located within Oban town centre. Finished to an exceptional standard throughout, the property boasts contemporary features and a stylish interior. This attractive home represents an excellent opportunity for first-time buyers or investors alike.

Special attention is drawn to the following:-

## Key Features

- Stunning 2 Bedroom first-floor Flat
- Situated in Oban town centre
- Hallway, open-plan Kitchen/Lounge
- 2 Bedrooms, Shower Room
- White goods included in sale
- Excellent storage including built-in wardrobe
- Replacement Fischer electric heating
- Double glazing throughout
- Modern features including ceiling downlights
- Re-wired in recent years
- Large cupboard in close (with plumbing)
- External store & shared drying green to rear
- On-street permit parking
- Walk-in condition with no chain



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The accommodation comprises an entrance Hallway with large built-in cupboard, open-plan Kitchen/Lounge with modern units & integrated white goods, 2 double Bedrooms (including Master with built-in wardrobe), and a contemporary Shower Room.

With replacement electric heating, the property has also been re-wired in recent years and benefits from double glazing throughout. Centrally located, there is on-street permit parking to the front of the property. There is also an external store and to the rear of the property.

The accommodation with approximate sizes is arranged as follows:

## APPROACH

Via shared entry at the front of the property, into the communal close, up one set of external stairs at the back of the building to the left, and through a door straight ahead into the shared close.

## CLOSE

Shared with one other flat, with built-in cupboard (with plumbing for washing machine), and black door leading to the property's Hallway.

## HALLWAY

With large built-in cupboard (with power & lighting), small cupboard housing the electric meter & fuse box, LVT parquet flooring, and access to all rooms.

## KITCHEN/LOUNGE 4.25m x 3.15m

Fitted with a range of modern gloss white base & wall mounted units, wood effect work surfaces with matching upstands, sink & drainer, built-in electric oven, ceramic hob, extractor hood, integrated fridge, wall-mounted electric heater, LVT parquet flooring, and window to the front elevation with window seat.



## **BEDROOM ONE** 4.05m x 3.25m (max)

With window (with window seat) to the rear elevation, built-in wardrobe (housing the hot water cylinder), wall-mounted electric heater, and fitted carpet.

## **BEDROOM TWO** 3m x 2.65m

With window (with window seat) to the front elevation, wardrobe recess, wall-mounted electric heater, and LVT parquet flooring.

## **SHOWER ROOM** 2.65m x 1.65m

Fitted with a modern white suite comprising WC & wall-hung vanity wash basin with drawer, walk-in shower enclosure with mixer rain shower, heated towel rail, tiled walls, and tiled LVT flooring.

## **EXTERIOR**

There is a shared drying green and private external store to the rear of the property, and on-street permit parking to the front.



## 1/2, 33A Combie Street, 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 B

**EPC Rating:** C76

**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. 1/2, 33A Combie Street is on the left hand side just before the traffic lights and can be identified by the For Sale sign in the window. Enter through the door to the right of The Yellow Shop, and take the left hand stairs at the back of the building. Once in the close, go straight ahead, and Flat 1/2 is on the left with a black entrance door.

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.

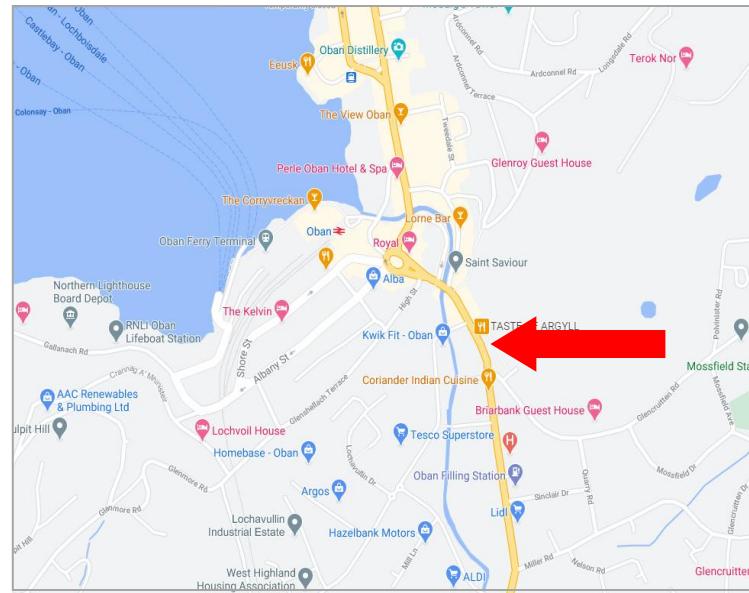
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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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**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

**The town of Oban...**

