



Garden Flat, 4/2 Albert Road

Oban | Argyll | PA34 5EJ

Guide Price £180,000

Fiuran
PROPERTY

Garden Flat, 4/2 Albert Road

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The Garden Flat at 4/2 Albert Road is an attractive, self-contained 2 Bedroom Apartment enjoying a prime central location in Oban. Converted in 2015, this well-appointed property offers spacious and modern living throughout, along with the added benefit of a private garden and decked area, ideal for outdoor dining and leisure.

Special attention is drawn to the following:-

Key Features

- Spacious self-contained Apartment with 2 Bedrooms
- Centrally located in town of Oban
- Converted into modern accommodation in 2015
- Open-plan Kitchen/Lounge/Diner
- 2 double Bedrooms, Bathroom, WC
- French doors from Bedroom onto decking
- Engineered oak flooring
- Effective electric heating
- Double glazing throughout
- Window coverings, flooring & white goods included
- Easily maintained, enclosed garden area
- Convenient to town centre and amenities
- Quiet area



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The accommodation comprises a spacious open-plan Kitchen/Lounge/Diner with attractive oak flooring and a range of white goods included, 2 double Bedrooms (one with French doors leading to a decked area), a modern family Bathroom, and a second WC.

With effective electric heating, the property also benefits from double glazing and modern features throughout, including ceiling downlights and interlinked smoke/heat alarms. There is a private, enclosed front garden with drying green. Permit parking is available nearby.

APPROACH

Via a pathway at the side of the property, and through an entrance door with stairs rising to the Hall.

HALL

With ceiling downlights, fitted carpet, and doors leading to the Kitchen/Lounge/Diner, WC and Bedroom One.

KITCHEN/LOUNGE/DINER 5.45m x 3.8m

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, extractor hood, small fridge, washing machine, tall fridge/freezer, ceiling downlights, engineered oak flooring, 2 wall-mounted electric heaters, window to the side, access to a Loft, and stairs leading down to the inner storage area.

WC 2.85m x 0.9m (max)

With WC & washbasin, wall-mounted bathroom cabinet, ceiling downlights, tiled flooring, and window to the side.



INNER STORAGE AREA

With built-in storage cupboard (housing the hot water cylinder), engineered oak flooring, access to a Loft, and doors leading to Bedroom One and the Bathroom.

BEDROOM ONE 3.8m x 3.17m (max)

With window to the side elevation, wall-mounted electric heater, fitted carpet, built-in wardrobe, and freestanding wardrobe.

BATHROOM 2m x 1.75m

Fitted with a modern white suite comprising bath with mixer shower over, WC & washbasin, wall-mounted bathroom cabinet, chrome heated towel rail, partially tiled walls, tiled flooring, and Velux style window to the side elevation.

BEDROOM TWO 3.8m x 2.85m

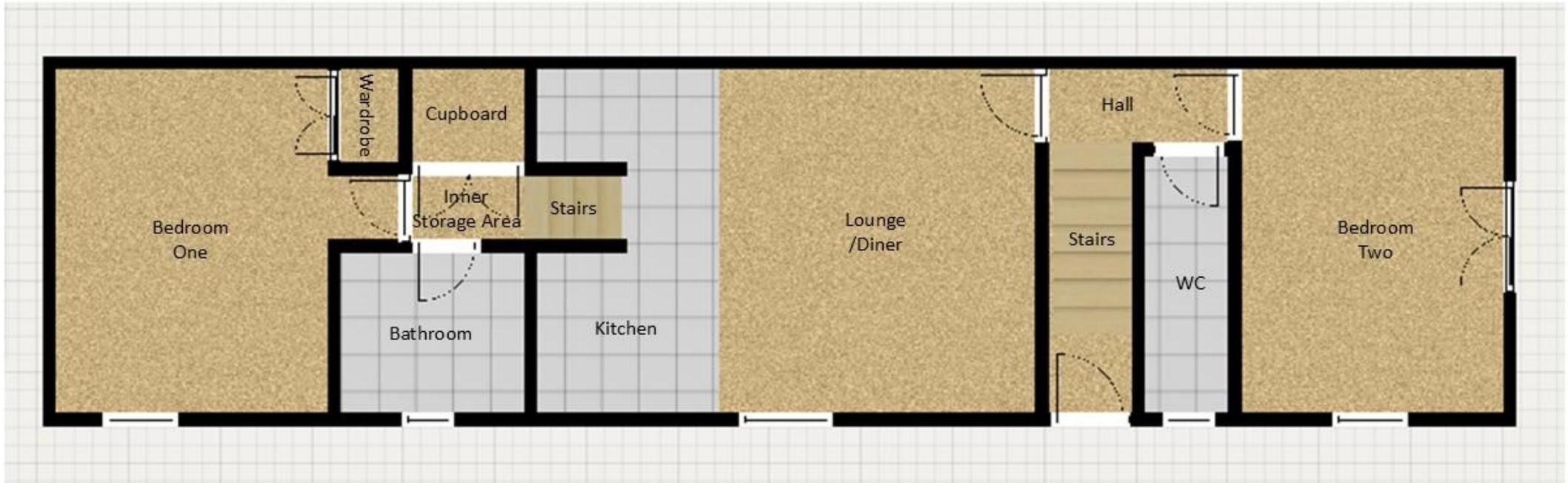
With window to the side elevation, wall-mounted electric heater, fitted carpet, access to a Loft, and glazed French doors leading to the decking.

GARDEN

The enclosed garden is mainly laid to lawn with a small decked area, an array of attractive shrubs/trees, and a drying green.



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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 C

EPC Rating: D64

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

Heading into Oban on the A85, follow the signs for the town centre. Take a left at Craigard Road and veer to the left onto Albert Road. There is a gate off Albert Road which leads to the Garden Flat.

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...

