



5E Glenshellach Terrace

Oban | Argyll | PA34 4BH

Guide Price £125,000

Fiuran
PROPERTY

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5E Glenshellach Terrace is a charming 2 Bedroom top floor apartment with private balcony, ideally located just a short stroll from Oban town centre. Enjoying far-reaching views and a bright, sunny aspect, the property further benefits from gas central heating, making it a comfortable and inviting home in a convenient location.

Special attention is drawn to the following:

Key Features

- Central, 2 Bedroom top floor Flat
- Porch, Hallway, Kitchen, Lounge/Diner
- 2 Bedrooms, Bathroom
- Gas central heating
- Ample storage throughout, including Store & Loft
- Shared yard to the rear
- Balcony to the front with open views
- On-street permit parking
- Convenient to local amenities/services
- Potential to modernise
- No chain



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The accommodation comprises an entrance Porch, Hallway, fitted Kitchen with a range of white goods, spacious Lounge/Diner with gas fire, 2 Bedrooms, and a family Bathroom. The property also benefits from a Store within the close and communal yard to the rear.

In addition to ample storage, the property also benefits from double glazing and gas central heating throughout. There is a large Balcony/seating area accessed from the Lounge, and on-street permit parking to the front of the building.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via access at the front of the property into the communal close, up 2 sets of stairs, and through an entrance door on the left into the Porch.

PORCH

Housing the electric meter/fuse box, with fitted carpet, access to the Loft, and door leading to the Hallway.

HALLWAY

With radiator, fitted carpet, and doors leading to the Kitchen, Lounge/Diner, both Bedrooms and Bathroom.

KITCHEN/DINER 3.15m x 2.45m

Fitted with a range of base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, vinyl flooring, built-in cupboard, cooker, washing machine, tall fridge/freezer, and window to the front.



LOUNGE 4.5m x 3.35m

With windows to the front elevation, radiator, gas fire, built-in cupboard (housing the hot water cylinder), fitted carpet, and door leading to the Balcony.

BEDROOM ONE 4.35m x 3.15m

Large double room, with window to the front elevation, radiator, and fitted carpet.

BEDROOM TWO 2.15m x 1.95m

Single room, with window to the rear elevation, and fitted carpet.

BATHROOM 2.15m x 1.95m

Fitted with a white suite comprising bath with electric shower over, vanity WC & wash basin, built-in cupboard, window to the rear elevation, radiator, partially tiled walls, and vinyl flooring.

EXTERNAL

The property further benefits from a private Store located within the close, a small communal yard to the rear, and on-street permit parking available to the front.



5E Glenshellach Terrace, 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, gas, and drainage.

Council Tax: Band B

EPC Rating: D66

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 up Albany Street. Take a left hand turn at the top, onto Drimvargie Road, and take another left onto Glenshellach Terrace. 5E Glenshellach Terrace is on the left 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.

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...

