9 Quarry Road

Oban | Argyll | PA34 4DP

Guide Price £130,000

Fiuran PROPERTY

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9 Quarry Road is a generously proportioned 2 Bedroom ground floor Flat, benefiting from its own private entrance and a private front garden. Conveniently located just a short walk from Oban town centre, the property would make an ideal first-time purchase or a promising investment opportunity.

Special attention is drawn to the following:

Key Features

- Desirable 2 Bedroom ground floor Flat
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Electric storage heating
- Fully double glazed
- Excellent storage
- Range of white goods included in sale
- Private entrance door & garden
- Shared drying green to the rear
- Free on-street parking
- Convenient to town centre & amenities
- Improvement potential

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The accommodation comprises front Porch, entrance Hallway, fitted Kitchen with a range of white goods, Lounge/Diner with open fire, 2 double Bedrooms with built-in wardrobes, and a family Bathroom.

In addition to excellent storage throughout, the property benefits from double glazing and electric heating. Externally, the property enjoys a private garden area to the front, providing a pleasant outdoor space ideal for relaxing or light gardening. To the rear, there is access to a communal garden area with a shared drying green, offering additional outdoor space for residents. Convenient on-street parking is available to the front of the property.

APPROACH

Via access at the front of the property, down a set of stairs into the communal close and through an entrance door on the left into the Hallway, or into the garden and through an entrance door via the front Porch into the Lounge/Diner.

PORCH

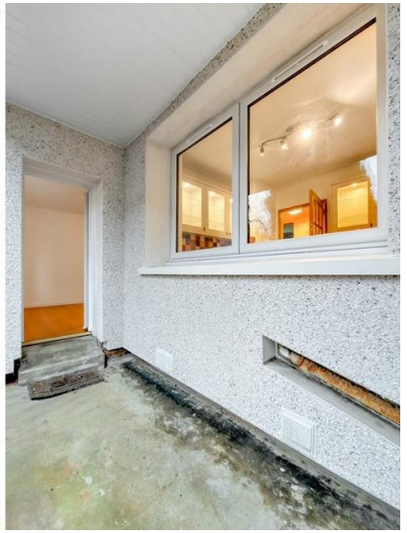
Undercover external Porch with private door leading to the Lounge/Diner.

HALLWAY

With electric storage heater, 4 storage cupboards (one housing the hot water cylinder), wooden flooring, and doors leading to all rooms.

KITCHEN 3.4m x 2.4m

Fitted with a range of base & wall mounted units (with feature lighting), wood effect work surfaces, sink & drainer, tiled splash-backs, Zanussi cooker, stainless steel cooker hood, Russell Hobbs fridge, Russell Hobbs freezer, Hotpoint tumble dryer, space for washing machine, wooden flooring, and window to the front elevation.



LOUNGE/DINER 4.9m x 3.3m
With dual aspect windows to the front & side elevations, electric storage heater, fireplace with open fire, and wooden flooring.

BEDROOM ONE 4.35m x 3.2m (max)
With window to the rear elevation, wall-mounted electric heater, built-in mirrored wardrobes, further built-in wardrobe, and fitted carpet.

BEDROOM TWO 3.2m x 3.05m
With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

BATHROOM 2.85m x 1.95m
Fitted with a white suite comprising bath with electric shower over, WC and vanity wash basin, chrome heated towel rail, window to the side elevation, and wood effect flooring.

GARDEN
The property benefits from a private garden area to the front, while to the rear there is a communal garden with a shared drying green. Ample free on-street parking is available directly to the front of the property.

9 Quarry Road, 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. Gas connection available.

Council Tax: Band B

EPC Rating: D58

Gross Internal Floor Area: 75m2

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 passing through the first set of traffic lights. Before the second set of traffic lights, take a left onto Sinclair Drive, then a right onto Quarry Road. No. 9 is on the right 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.

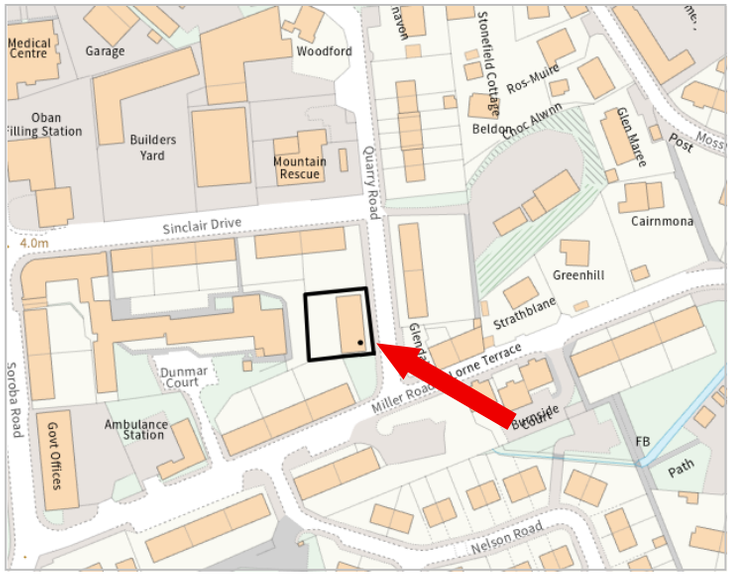
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 view the property in person and should they wish to pursue, 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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