



## 14A Millpark Terrace

Oban | Argyll | PA34 4JH

Guide Price £145,000

**Fiuran**  
PROPERTY

# 14A Millpark Terrace

Oban | Argyll | PA34 4JH

14A Millpark Terrace is an appealing ground floor Apartment featuring two spacious double Bedrooms, ideally situated within easy walking distance of Oban town centre.

Special attention is drawn to the following:

## Key Features

- Spacious ground floor Apartment
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Shower Room
- Electric heating & gas fire in Lounge
- Double glazing throughout
- All furniture & contents included in sale
- Enclosed garden areas to front & rear
- Free on-street parking nearby
- Convenient to town centre and amenities
- No chain, sold as seen



14A Millpark Terrace is an appealing ground floor Apartment featuring two spacious double Bedrooms, ideally situated within easy walking distance of Oban town centre.

The accommodation comprises entrance Hallway with excellent storage, Lounge/Diner with gas fire, fitted Kitchen with a range of white goods, modern Shower Room, and two double Bedrooms.

In addition to its convenient location, 14A Millpark Terrace also benefits from electric heating and double glazing throughout. Externally, there are private, enclosed garden areas to the front and rear of the property, with a drying green to the rear. There is potential to add off-street parking to the front (subject to relevant consents).

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

### **APPROACH**

Via gated pathway to the side of the property, and through the first entrance door on the right, leading into the Hallway.

### **HALLWAY**

With wall-mounted electric heater, 2 built-in storage cupboards (one housing the hot water cylinder), laminate flooring, and doors leading to the Kitchen, Lounge/Diner, Shower Room, and Bedroom One.

### **KITCHEN** 3.65m x 2.3m (max)

Fitted with wooden base & wall mounted units, work surfaces over, stainless steel sink & drainer, cooker with gas hob, tall fridge/freezer, washing machine, ceiling fan, window to the front elevation, and vinyl flooring.

### **LOUNGE/DINER** 4.65m x 4m (max)

With window to the front elevation, fireplace with gas fire, laminate flooring, and door leading to Bedroom Two.



**BEDROOM ONE** 3.95m x 3.3m (max)

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

**BEDROOM TWO** 3.95m x 2.8m (max)

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

**SHOWER ROOM** 1.8m x 1.55m

Fitted with a modern white suite comprising WC & vanity wash basin, corner shower enclosure with electric shower, chrome heated towel rail, feature mirror with LED lighting, Respatex style wall panelling, tiled flooring, and window to the side elevation.

**GARDEN**

The property benefits from enclosed garden areas to the front and rear. These outdoor spaces are mainly laid to lawn, with areas to the front finished in decorative chippings and established planting. The boundaries are defined by a combination of fencing and mature hedging.



## 14A Millpark 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:** D56

**Gross Internal Floor Area:** 63m<sup>2</sup>

**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 Oban town centre proceed along Combie Street onto Soroba Road, and continue along the road towards the Hospital. The property is located on the right hand side of the road just after the turning into Drummore Road, 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](http://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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