

# DAWSONS



## **21 ALBANY APARTMENTS, ALBANY STREET, OBAN, PA34 4AL**

- **An Attractively Presented Modern Apartment**
- **Enjoying Outstanding Views Over Oban Bay**
- **Situated On The Fringe Of The Town Centre**
- **Hall : Lounge/Dining Room : Kitchen**
- **2 Bedrooms : Bathroom**
- **Secure Door Entry System : Factored Building**
- **On Street Parking By Residents' Permit**

**Offers Over £200,000**

*Oban*, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

Forming part of the prestigious, purpose built *Albany Apartments*, this attractively presented second floor apartment is conveniently located on the fringe of the town centre and is within easy walking distance of all the amenities the town has to offer. The apartment, one of the largest in the development, is situated on a corner position, so together with the outstanding seascape views to the front, the apartment also enjoys views across parts of the town towards McCaig's Tower. The property benefits from easily managed accommodation in walk-in condition, and is equally well suited as a permanent home or for holiday or residential letting purposes, benefiting from excellent storage, a modern kitchen and bathroom and an effective electric heating system, which all adds to the appeal of this fine property.

**INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS**



### DETAILS OF ACCOMMODATION

**Hall** with external door to landing, cupboard housing hot water tank, further storage cupboard, storage heater, secure door-entry intercom, ceiling light fitting, fitted carpet.

**Lounge/Dining Room:** 6.82m x 3.46m at widest, window to front, window to side, 2 storage heaters, 2 ceiling light fittings, fitted carpet.

**Kitchen:** 3.18m x 2.12m, window to front, fitted with a range of wall mounted and floor standing units with work tops and matching upstands, ceramic hob with stainless steel extractor and splash panel over, double oven, 1½ bowl stainless steel sink with drainer, plumbed for washing machine and dishwasher, ceiling light fitting, tile effect laminate flooring.

**Bedroom 1:** 3.47m x 3.22m, window to rear, built-in wardrobes with mirror sliding doors, panel heater, ceiling light fitting, fitted carpet.

**Bedroom 2:** 3.47m x 2.69m, window to rear, built-in wardrobes with mirror sliding doors, panel heater, ceiling light fitting, fitted carpet.

**Bathroom:** 1.99m x 1.65m, window to side, bath with shower over and glazed screen, whb and wc in vanity unit, ladder heated towel rail, walls fully tiled, recessed ceiling lights, extractor fan, tiled floor.

### GENERAL INFORMATION

**Services:** Mains electricity, water and drainage. **Council Tax:** Band D. **EPC Rating:** C. **Home Report:** Available from the Agents.

**Common Repairs:** The cost of cleaning, maintaining and repairing the common parts of the building are shared by the respective owners. A factoring service is provided by Ainsley Smith, Accountants, Oban.

**Offers Over: Two Hundred Thousand Pounds (£200,000).** Offers are invited and should be submitted to the Agents.

**Viewing:** Strictly by prior arrangement with the Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



**IMPORTANT NOTICE :** Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

