

**DAWSONS**



**2 HILL STREET  
OBAN, PA34 5DE**

A Modernised Main Door Ground Floor Flat  
Situated In The Centre Of Town  
Equally Suited For A First Time Buyer  
Or As A Buy To Let Investment

Hall : Sitting Room/Kitchen  
Bedroom : Study : Shower Room

**Guide Price £95,000**



Offering an excellent opportunity for a first time buyer, or as a holiday or residential letting property, this fully modernised ground floor, main door flat is conveniently situated within the town centre and provides easy access to shops, professional and leisure services and transport links. The property forms part of a substantial 2 storey building with the bright accommodation enjoying an open outlook.

### DETAILS OF ACCOMMODATION

**Hall** with external door to Hill Street, cupboard housing hot water tank, Rointe electric heater, recessed ceiling lights, wood effect laminate flooring.

**Sitting Room/Kitchen:** 4.76m x 3.19m, window to front, fitted floor standing units with worktops, 2 ring ceramic hob, oven, stainless steel sink with drainer, Rointe electric heater, recessed ceiling lights, wood effect laminate flooring.

**Bedroom:** 3.45m x 3.15m, window to front, Rointe electric heater, recessed ceiling lights, fitted carpet.

**Study:** 4.30m x 2.49m, window to front, Rointe electric heater, recessed ceiling lights, fitted carpet.

**Shower Room** with shower enclosure, electric shower unit and glazed door, wc with inset whb, wall tiling, recessed ceiling lights, slate effect laminate flooring.

### GENERAL INFORMATION

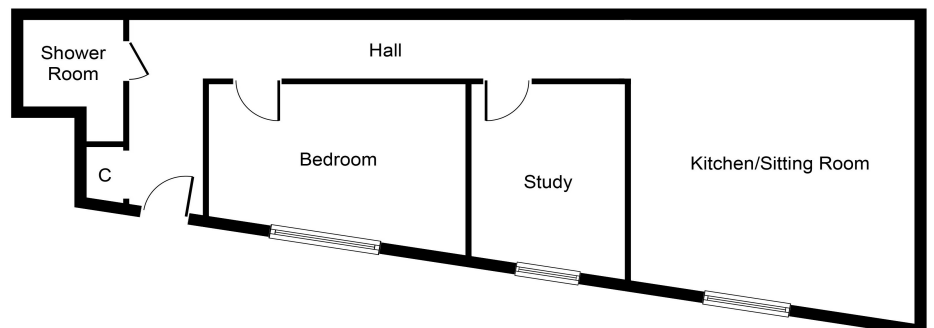
**Services:** Mains water, electricity and drainage. **Council Tax:** Band B. **EPC Rating:** E.

**Home Report:** Available on request from the Selling Agents.

**Guide Price: Ninety Five Thousand Pounds (£95,000).** Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement

**Money Laundering Regulations:** Under Money Laundering Regulations we are required to carry out due diligence on purchasers to allow the transaction to proceed.



**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.