

DAWSONS



**13D ARGYLL STREET
OBAN, PA34 5SG**

**A Top Floor Flat Situated In The Centre Of Town In
Need Of Complete Refurbishment And Upgrading**

**Hall : Sitting Room : Kitchen
2 Bedrooms : Shower Room**

Shared Courtyard/Garden

Guide Price £80,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Although in need of complete refurbishment and modernisation this top floor property offers an excellent opportunity to be upgraded into an attractive flat, situated close to the town centre. The accommodation comprise of a hall, sitting room with open views, kitchen, 2 bedrooms and a shower room.

GENERAL INFORMATION

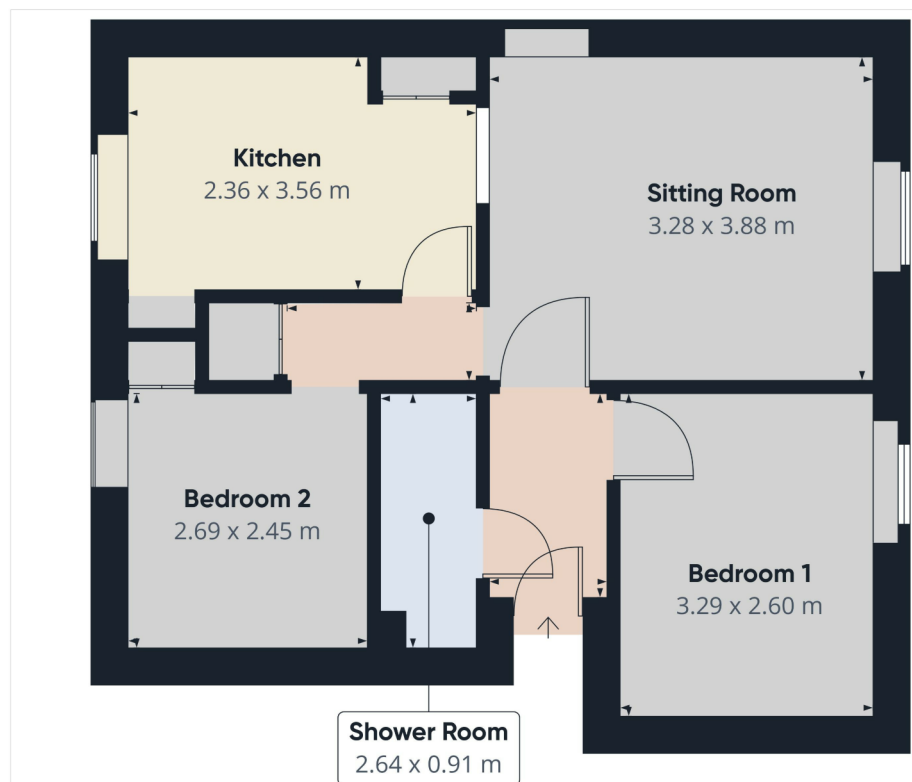
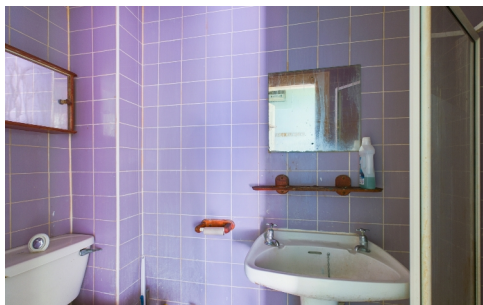
Services: Mains water, electricity and drainage. We understand that there is a mains gas supply to the building.

Council Tax: Band C. **EPC Rating:** E43. **Home Report:** Available from the Selling Agents.

Guide Price: Eighty Thousand Pounds (£80,000). Offers are invited and should be submitted to the Selling Agents.

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

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for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn.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.

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