DAWSONS



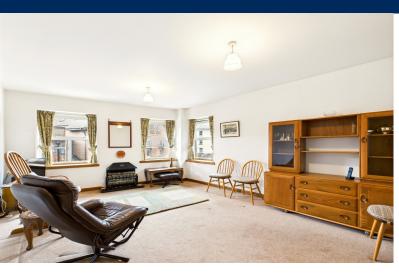
9 MACGREGOR COURT, OBAN, PA34 4D.J

- An Attractive Second Floor Apartment
- Situated In A Prestigious Town Centre Building
- Hall: Sitting Room: Kitchen
- 2 Bedrooms: Bathroom
- Secure Door Entry System : Lift Access
- Shared Drying Room
- On Street Parking By Residents' Permit

Guide Price £180,000

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.

MacGregor Court is a prestigious, purpose built, town centre building with high quality apartments arranged over 3 floors above well established ground floor retail units, conveniently situated within easy reach of all local amenities. The secure entrance door leads to well maintained communal areas and in addition to the lift there is a drying room and refuse chute serving each floor. The building benefits from a replacement roof which was completed in July 2022. Number 9, is a well proportioned two bedroomed second floor flat which benefits from excellent storage, an effective electric heating system and a well fitted kitchen and bathroom.





DETAILS OF ACCOMMODATION

Hall with external door to landing, large storage cupboard housing hot water tank, shelving and with light, storage heater, 2 ceiling light fittings, fitted carpet.

Sitting Room: 4.99m x 3.53m, 2 windows to front, window to side, storage heater, 2 ceiling light fittings, fitted carpet.

Kitchen: 3.50m x 2.53m, window to rear, fitted with a range of wall mounted and floor standing units with worktops, 1½ bowl stainless steel sink and drainer, oven, ceramic hob with extractor over, fridge/freezer, washing machine, wall tiling, wall lights, ceiling light fitting, tiled floor.

Bedroom 1: 3.81m x 2.51m, window to front, fitted wardrobes with mirror sliding doors, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 2.82m x 2.68m, window to side, walk-in wardrobe with mirror sliding doors and light, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.47m x 1.54m, bath with electric shower over and glazed screen, who and we in vanity unit with mirror and light over, heated towel rail, walls fully tiled, extractor fan, ceiling light fitting, laminate tiled floor.

GENERAL INFORMATION

Services: Mains electricity, water and drainage. Council Tax: Band D. EPC Rating: D68.

Home Report: Available from the Selling Agents.

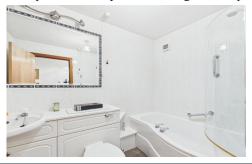
Common Repairs: The cost of cleaning, maintaining and repairing the common parts of the building are shared by the respective owners. A factoring service is provided by Ainsley Smith, Accountants, Oban.

Guide Price: One Hundred & Eighty Thousand Pounds (£180,000). Offers are invited and should be submitted to the Agents.

Viewing: Strictly by prior arrangement with the Selling 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.











