



## 9 MACGREGOR COURT, OBAN, PA34 4DJ

- 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 bed-roomed 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, whb and wc 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.



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