

DAWSONS



**FLAT 3 NETHERBRAE
CRAIGARD ROAD, OBAN, PA34 5NP**

**An Easily Managed Attic Flat Enjoying Excellent Open Views
Situated Close To The Town Centre Equally Suited For
A First Time Buyer Or As A Buy To Let Investment**

**Hall : Sitting Room/Kitchen
Bedroom : Bathroom
Shared Garden**

Guide Price £100,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Offering an excellent opportunity for a first time buyer or as a letting property, this easily managed attic flat is conveniently situated in a quiet road, just off George Street. The property forms part of a substantial stone building with a shared entrance and garden to the rear. The flat benefits from large windows giving a feeling of light and space and by virtue of its elevated position enjoys far reaching views over the roof tops to the seascape beyond.

DETAILS OF ACCOMMODATION

Hall with external door to staircase, door entry system, recessed ceiling lights, wood flooring.

Kitchen/Sitting Room: 5.19m x 3.95m at widest, dormer window to front, window to rear, Velux roof light window to rear, cooker, Belfast sink with cupboards below, washing machine, fridge/freezer, work tops, wall shelving, wall tiling, cupboard, storage heater, ceiling light fittings, wood flooring.

Bedroom: 4.19m x 2.41m, dormer window to front, built-in wardrobe with access hatch to roof space, storage heater, ceiling light fitting, fitted carpet.

Bathroom: 2.30m x 1.68m, Velux roof light window to rear, bath with electric shower over, glazed splash panel and wall tiling, whb with mirror and wall tiling over, wc, wall mounted cabinet, heated towel rail, ceiling light fitting, vinyl flooring.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. **Council Tax:** Band B. **EPC Rating:** D55.

Home Report: Available from the Selling Agents.

Guide Price: One Hundred Thousand Pounds (£100,000). 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.



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