



## 4 JOHN ANDERSON HOUSE, SHORE STREET, OBAN, PA34 4NT

- A Well Proportioned Second Floor Apartment
- Enjoying Fine Open Seascape Views
- In Need Of Upgrading And Modernisation
- Hall : Sitting Room : Kitchen
- 2 Bedrooms (1 With En-Suite) : Bathroom
- Secure Door Entry System
- Private Residents' Parking

**Guide Price £185,000**

*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.

*John Anderson House* is a modern, purpose built apartment block, situated off Shore Street, within comfortable level walking distance of the town centre, transport links and amenities. *Number 4* is an easily managed and well proportioned second floor apartment enjoying fine open views over the pier to the seascape beyond. Although in need of modernisation, it offers the opportunity to be upgraded into a fine permanent home, or alternatively it is equally well suited as a residential or holiday letting investment, subject to the appropriate license from Argyll & Bute Council. The amenity is enhanced by private off-street residents' and visitor parking and a secure door entry system.



## DETAILS OF ACCOMMODATION

**Hall** with external door to landing, cupboard housing hot water tank, further cupboard, door entry system, storage heater, ceiling light fitting.

**Sitting Room:** 4.94m x 2.75m, window to front, storage heater, ceiling light fitting, wood effect laminate flooring.

**Kitchen:** 3.40m x 3.30m, window to front, wall and floor units, stainless steel sink and drainer, wall tiling, extractor fan, ceiling light fitting, vinyl flooring.

**Bedroom 1:** 4.09m x 2.50m, window to rear, built-in wardrobe, panel heater, ceiling light fitting, **En-Suite:** 2.13m x 1.11m, window to rear, shower enclosure with sliding door and wall tiling, whb, wc, wall mounted fan heater, extractor fan, wall light.

**Bedroom 2:** 3.19m x 3.17m, window to rear, built-in wardrobe with sliding doors, panel heater, ceiling light fitting.

**Bathroom:** 2.10m x 1.45m, bath with shower over, folding screen and wall tiling, whb, wc, panel heater, extractor fan, wall light.

## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage. There is a private car park below the apartments with allocated spaces for each apartment, together with additional visitor parking.

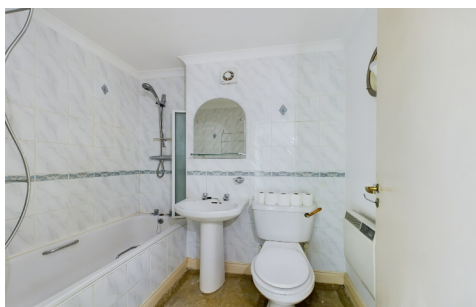
**Home Report:** Available from the Agents. **EPC Rating:** B83. **Council Tax:** Band D.

**Common Repairs:** The cost of maintaining the common parts is shared by the respective proprietors on an equitable basis.

**Guide Price: One Hundred & Eighty Five Thousand Pounds (£185,000).** Offers are invited and should be submitted to the Agents.

**Viewing:** Strictly by prior arrangement with the Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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