



## 1B Millpark Place

Oban | Argyll | PA34 4JY

Guide Price £130,000

**Fiuran**  
PROPERTY

# 1B Millpark Place

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1B Millpark Place is an attractive ground floor Flat with lovely communal garden to the rear. Within walking distance of Oban town centre, it would make an ideal first/retirement home or buy-to-let investment.

Special attention is drawn to the following:

## Key Features

- Spacious ground floor Flat in quiet residential area
- Fully renovated throughout
- Hallway, Lounge, Kitchen, Bathroom
- Double Bedroom & Box Room
- Electric heating & fireplace with electric fire
- Double glazing throughout
- White goods, window coverings & flooring included
- Well maintained communal garden to the rear
- Convenient to town centre and amenities
- Ample free parking
- No chain



1B Millpark Place is an attractive ground floor Flat with lovely communal garden to the rear. Within walking distance of Oban town centre, it would make an ideal first/retirement home or buy-to-let investment.

The accommodation comprises entrance Hallway with doors leading to the bright Lounge/Diner, large double Bedroom with built-in wardrobe, Box Room, and family Bathroom. The brand-new fitted Kitchen is accessed off the Lounge/Diner and comes with a range of white goods included. There is also area of shared garden to the rear of the property.

The property is double glazed and benefits from electric heating. It is brought to the market with no chain, and the window coverings and newly fitted flooring are included in the sale.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via shared entry at the front of the property into the well-kept communal close, and through an entrance door on the right.

### **HALLWAY**

With built-in storage cupboard (housing the hot water cylinder), fitted carpet, and doors leading to the Lounge/Diner, the Bedroom, the Box Room, and the Bathroom.

### **KITCHEN** 3.15m x 2.1m

Newly fitted with a range of modern base units, complementary work surfaces & splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, tall fridge/freezer, washing machine, vinyl flooring, and window to the rear elevation.



**LOUNGE/DINER** 4.85m x 3.15m

With window to the front elevation, electric storage heater, attractive fireplace with electric fire, and fitted carpet.

**BEDROOM** 3.45m x 2.7m

With window to the front elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

**BOX ROOM** 2.3m x 1.15m

With fitted carpet.

**BATHROOM** 2.3m x 2m (max)

With modern white suite comprising bath with electric shower over, WC & wash basin, partially tiled walls, wood effect flooring, and window to the rear elevation.

**GARDEN**

A well-maintained shared area of garden with drying green is situated to the rear of the property. It is mainly laid to grass with some flower beds, and there is gated access to the pedestrian pavement. There is free parking surrounding the property.



## 1B Millpark Place, Oban



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity, and drainage.

**Council Tax:** Band B

**EPC Rating:** D59

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From Argyll Square head along Soroba Road, on the A816 to Lochgilphead. After the Birchwood Service Station, take a right onto Millpark Road, then a left onto Millpark Avenue. Proceed to the end of this road and take a left. 1B Millpark Place is on the left, and can be identified by the For Sale sign in the window.

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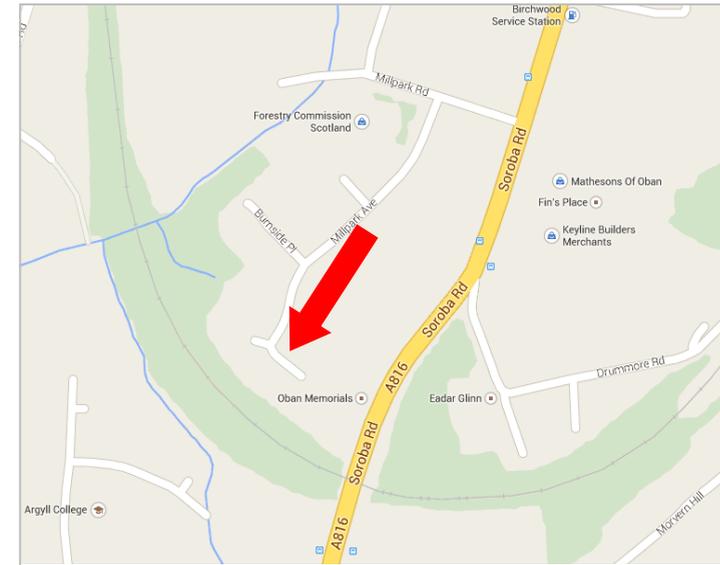
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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