



10C Longsdale Terrace

Oban | Argyll | PA34 5JS

Guide Price £130,000

Fiuran
PROPERTY

10C Longsdale Terrace

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10C Longsdale Terrace is an immaculately presented 2 Bedroom second floor Flat, with Balcony to the front boasting elevated views. Located close to Oban town centre, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Beautiful second floor Flat with 2 Bedrooms
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Balcony to front with elevated views towards Mull
- Large, communal Loft space
- Double glazing throughout
- Electric storage heating
- Window coverings & flooring included
- Private Store within close
- Communal drying green to the rear
- Ample free parking to the front
- Convenient to town centre and amenities



10C Longsdale Terrace is an immaculately presented 2 Bedroom second floor Flat, with Balcony to the front boasting elevated views. Located close to Oban town centre, it would make an ideal first home or buy-to-let investment.

The accommodation comprises entrance Hallway with built-in cupboard, modern fitted Kitchen, bright & spacious Lounge/Diner with Balcony, 2 double Bedrooms (one with built-in wardrobes), and a family Bathroom. There is also a communal Loft space.

In walk-in condition and with double glazing throughout, this very attractive property also benefits from electric storage heating.

Externally, there is a communal drying green, and ample free on-street parking to the front.

APPROACH

Via shared entry at the front of the property, into the well-kept communal close, up a set of stairs, and through an entrance door on the left.

HALLWAY

With electric storage heater, built-in cupboard (housing the hot water cylinder), small cupboard housing the electric meter/fuse box, wooden flooring, and doors leading to the Kitchen, Lounge/Diner, both Bedrooms & the Bathroom.

KITCHEN 3.05m x 2.75m (max)

Fitted with a range of white base & wall mounted units, under-cabinet lighting, complementary work surfaces, tiled splash-backs, sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, tiled flooring, and windows to the front elevation.



LOUNGE/DINER 4.25m x 3.8m

With windows & glazed door to the front elevation leading to the Balcony (with elevated views), electric storage heater, and wooden flooring.

BEDROOM ONE 4.2m (max) x 2.9m

With windows to the rear elevation, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 4m x 3.2m (max)

With windows to the rear elevation, wall-mounted electric heater, 2 built-in wardrobes, and fitted carpet.

BATHROOM 1.95m x 1.7m

Fitted with a modern white suite comprising bath with electric shower over, WC and wash basin, tiled walls & flooring, and window to the front elevation.

EXTERIOR

There is a private store within the close, and communal drying green to the rear of the building. There is free on-street parking to the front of the building.



10C Longsdale Terrace, 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: C79

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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Longsdale Road. Take the second exit on the left into Longsdale Terrace. Flat 10C is at the end of the road on the right.

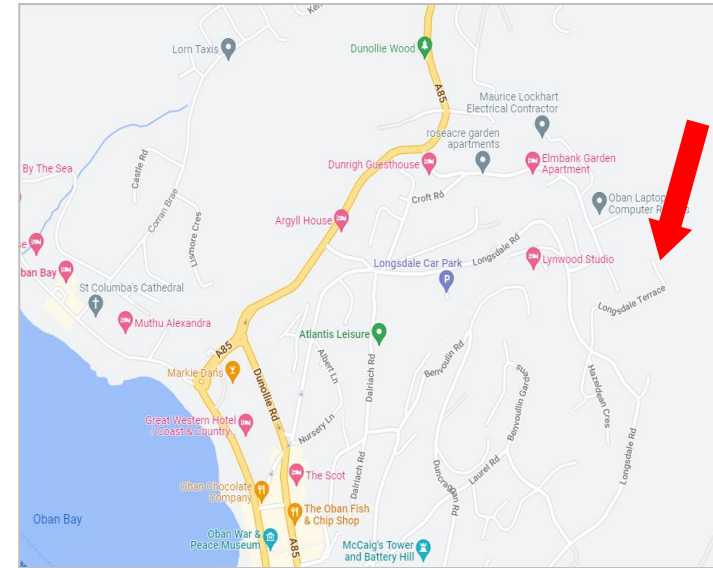
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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