



8C Miller Road

Oban | Argyll | PA34 4DX

Guide Price £130,000

Fiuran
PROPERTY

8C Miller Road

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8C Miller Road is a spacious first floor Flat with 2 double Bedrooms, located within walking distance of Oban town centre. With gas central heating & shared garden/drying green, it would make an excellent first time buy or investment purchase.

Special attention is drawn to the following:

Key Features

- Attractive first floor Flat with 2 Bedrooms
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Gas central heating & double glazing
- Block benefits from external insulation
- Blinds & flooring included in sale
- Shared garden/drying green, private timber shed
- Free on-street parking to front
- Convenient to town centre and amenities
- 5-minute walk from High school & supermarkets
- Golf course and Glencruitten Woods nearby



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The accommodation comprises entrance Hallway with 2 built-in storage cupboards, fitted Kitchen overlooking the shared garden, spacious Lounge/Diner with gas fire and large cupboard housing the hot water cylinder, 2 double Bedrooms, and a Shower Room.

Neutrally decorated throughout, the property also benefits from gas central heating, double glazing, and excellent storage. There is a well-kept shared garden/drying green to the rear of the property and ample free on-street parking to the front.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via access at the front of the building into the communal close, up a set of stairs, and through an entrance door on the right.

HALLWAY

With radiator, 2 storage cupboards, laminate flooring and doors leading to both Bedrooms, the Lounge, Kitchen, and Shower Room.

KITCHEN 3m x 1.9m

Fitted with a range of base & wall mounted units, work surfaces over, stainless steel sink & drainer, tiled splash-backs, gas cooker, cooker hood, window to the rear elevation, vinyl flooring, and space for a range of white goods.



LOUNGE/DINER 4.1m x 3.6m

With windows to the front elevation, storage cupboard (housing the hot water cylinder), wall mounted gas fire (with back boiler), and laminate flooring.

BEDROOM ONE 3.7m x 3.6m

With windows to the front elevation, radiator, and fitted carpet.

BEDROOM TWO 3.5m x 3m

With window to the rear elevation, radiator, and wood effect flooring.

SHOWER ROOM 1.9m x 1.5m

With white suite comprising WC and vanity wash basin, shower enclosure with electric shower, tiled walls, vinyl flooring, and window to the rear elevation.

GARDEN

A communal area of garden with drying green is situated to the rear of the building, which houses a timber garden shed belonging to the flat. There is free on-street parking to the front.



8C Miller Road, 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, gas & drainage.

Council Tax: Band B

EPC Rating: C72

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 passing through the first set of traffic lights. At the second set of traffic lights, take a left onto Miller Road. No. 8C is on the right and can be identified by the For Sale sign in the window.

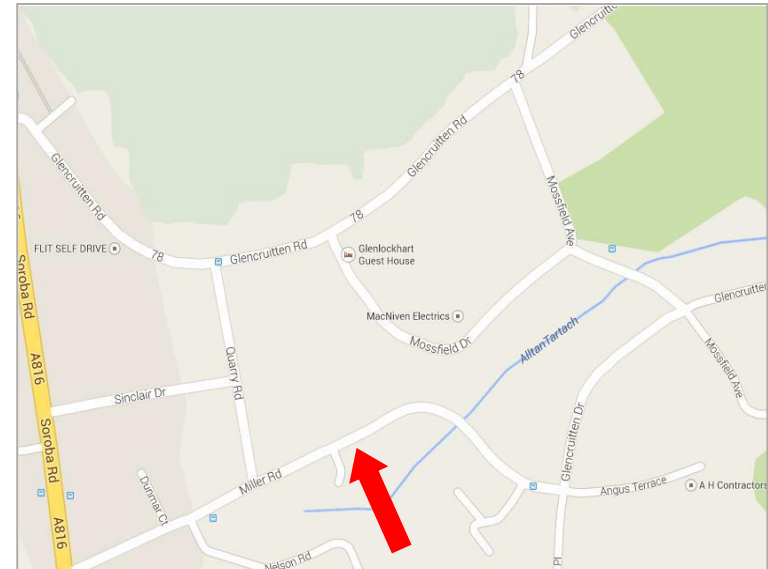
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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The town of Oban

