



## 1 MacGregor Court

Oban | Argyll | PA34 4DJ

Guide Price £180,000

**Fiuran**  
PROPERTY

# 1 MacGregor Court

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1 MacGregor Court is a lovely 2 Bedroom first floor flat in a sought-after development within Oban town centre. In a well-maintained building with secure entry and lift, it would make an ideal first or retirement home.

Special attention is drawn to the following:-

## Key Features

- Desirable 1st floor apartment with 2 Bedrooms
- Pleasant views overlooking Station Square
- Hallway, Kitchen/Diner, Lounge
- 2 Bedrooms, Shower Room
- Excellent storage including built-in wardrobes
- White goods, window coverings & flooring included
- Electric storage heating & double glazing throughout
- New roof fitted in 2022
- Secure entry system & lift to all floors
- Shared Drying Room and rubbish chute
- Close to town centre & amenities



1 MacGregor Court is a lovely 2 Bedroom first floor flat in a sought-after development within Oban town centre. In a well-maintained building with secure entry and lift, it would make an ideal first or retirement home.

The accommodation comprises entrance Hallway, fitted Kitchen/Diner with a range of white goods, Lounge with dual aspect windows taking in the wonderful views of Station Square, newly fitted Shower Room, and 2 Bedrooms with built-in wardrobes.

With electric storage heating & double glazing, the property is warm & cosy, and benefits from excellent storage. The close is well kept, and each floor benefits from a shared Drying Room and rubbish chute. All white goods, flooring and window coverings are included in the sale. The property is conveniently located in Oban's town centre.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via secure entry at the side of the property into the well-kept communal close, up one set of stairs (or lift), into the corridor and turn right. No. 1 is accessed through the first door on the right.

### **HALLWAY**

With electric storage heater, large walk-in storage cupboard (housing the hot water cylinder, electric meter & fuse box), fitted carpet, and doors leading to all rooms.

### **KITCHEN/DINER** 3.4m x 2.45m

Fitted with a range of base and wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, washing machine, refrigerator, microwave, vinyl flooring, and window to the rear elevation.



**LOUNGE** 5.05m x 3.4m (max)

With dual aspect windows to the front & side elevations overlooking Station Square, electric storage heater, and fitted carpet.

**BEDROOM ONE** 4.1m x 2.5m (max)

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

**BEDROOM TWO** 2.7m x 2.6m

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

**SHOWER ROOM** 2.25m x 1.45

Fitted with a modern white suite comprising WC and vanity wash basin, shower enclosure with electric shower, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, and wood effect flooring.

**SHARED AMENITIES**

There is a large Drying Room shared by all flats on the first floor, along with a rubbish chute which takes rubbish directly down to the bin area.



## 1 McGregor Court, 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 D

**EPC Rating:** D60

**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

Situated in the town centre of Oban, overlooking Argyll Square & Station Square, and above 'Day-Today-express' store.

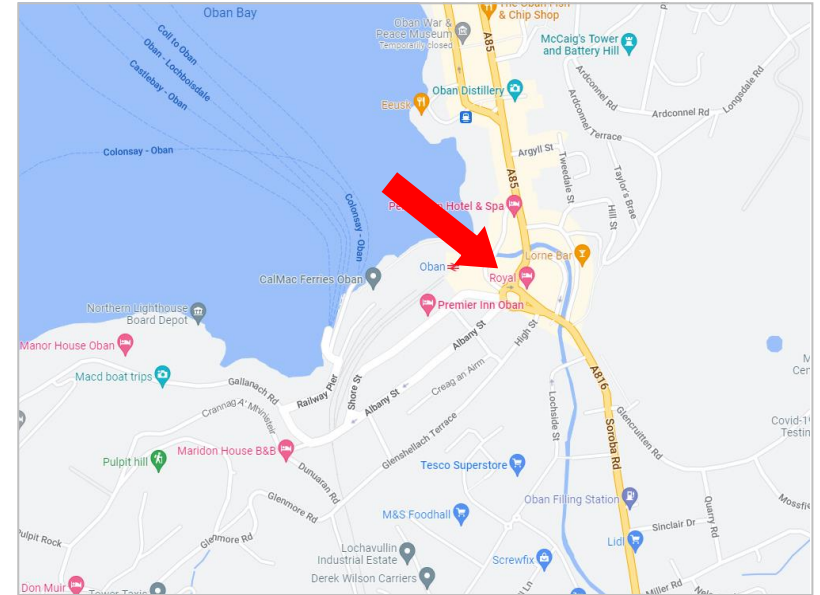
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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