



## 11A Combie Street

Oban | Argyll | PA34 4HN

Offers Over £95,000

**Fiuran**  
PROPERTY



# 11A Combie Street

Oban | Argyll | PA34 4HN

11A Combie Street is an attractive first floor flat with one Bedroom, conveniently located in Oban town centre, and would make an ideal first home.

Special attention is drawn to the following:

## Key Features

- Modern & cosy first floor flat with one Bedroom
- Convenient town centre location
- Double Bedroom with built-in wardrobe
- Excellent storage
- Double glazing throughout
- Effective electric heating
- Blinds & flooring included in sale
- Range of appliances & some furniture included
- Low running costs
- On-street permit parking nearby
- Ideal purchase for first-time buyers



11A Combie Street is an attractive first floor flat with one Bedroom, conveniently located in Oban town centre, and would make an ideal first home.

The accommodation comprises entrance Hallway with large built-in storage cupboard (housing the hot water cylinder), modern fitted Kitchen with a range of white goods, spacious Lounge with sofa bed, double Bedroom with built-in mirrored wardrobe, and a Bathroom.

This lovely, cosy flat benefits from low running costs, with double glazing throughout and effective electric heating. The property is located for easy access to the town's amenities and there is on-street permit parking nearby.

### APPROACH

Via blue entrance door to the left of CGL, up a set of stairs and through a blue entrance door on the right.

### HALLWAY

With large shelved storage cupboard (housing the hot water cylinder), small wall-mounted cupboard housing the electric meter/fuse box, fitted carpet, and doors leading to the Lounge, Bedroom and Bathroom.

### KITCHEN 2.25m x 2.2m (max)

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, cooker hood, washing machine, fridge/freezer, vinyl flooring, window to the front elevation, and opening to the Lounge.





**LOUNGE** 4.15m x 3.2m (max)

With window to the front elevation with window seat & storage below, wall-mounted electric heater, and wooden flooring. Sofa bed included.

**DOUBLE BEDROOM** 3.35m x 3.25m

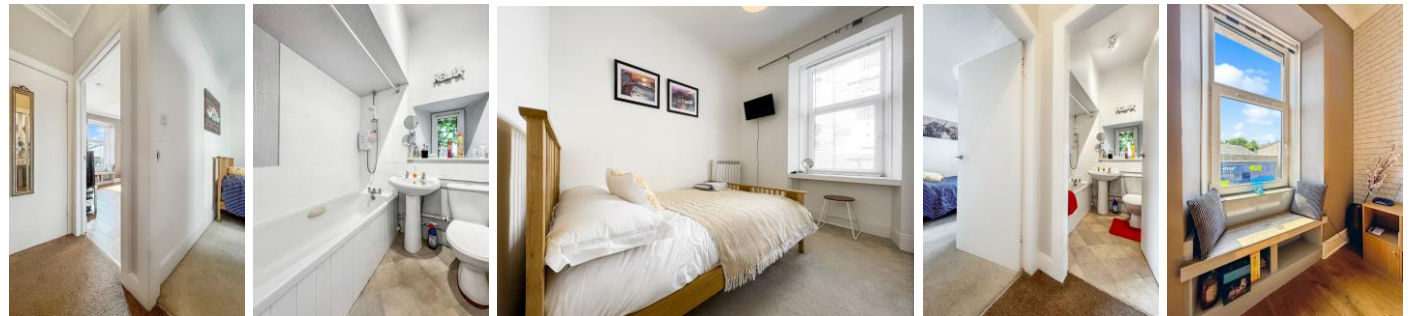
With window to the rear elevation, wall-mounted electric heater, built-in mirrored wardrobe, and fitted carpet.

**BATHROOM** 2.25m x 1.7m (max)

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

**PARKING**

There is on-street permit parking nearby.



## 11a Combie Street, 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:** E40

**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 south on Combie Street. No.11A is accessed through the blue door to the left of CGL and can be identified by the For Sale sign in the window.

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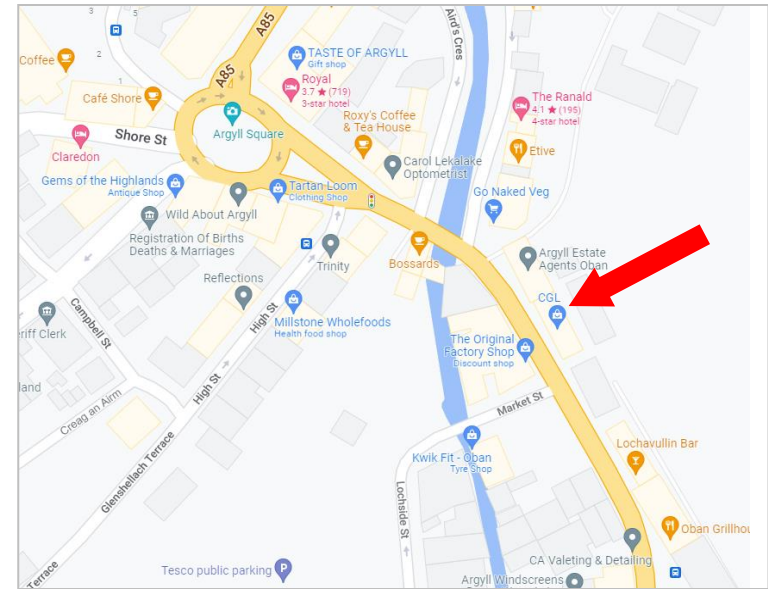
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

PROPERTY

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