



## Flat 3, 43 Combie Street

Oban | Argyll | PA34 4HS

Offers Over £149,950

**Fiuran**  
PROPERTY

# Flat 3, 43 Combie Street

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Flat 3, 43 Combie Street is a beautifully renovated 3 Bedroom top floor Flat conveniently situated in Oban town centre, with communal garden to the rear.

Special attention is drawn to the following:-

## Key Features

- Spacious 3 Bedroom top floor Flat
- Fully renovated throughout
- Situated in Oban town centre
- Hallway, Kitchen/Diner/Lounge
- Bathroom, 3 double Bedrooms, Loft
- White goods & items of furniture available
- Newly fitted, double glazed windows
- Top floor, so minimal noise
- Shared rear garden with bin yard & private store
- Communal bin yard & secure, private Store
- On-street permit parking
- No chain



Flat 3, 43 Combie Street is a beautifully renovated 3 Bedroom top floor Flat conveniently situated in Oban town centre, with communal garden to the rear.

The spacious accommodation is well laid out and comprises an entrance Hallway, sizeable Kitchen/Diner /Lounge, 3 double Bedrooms, and a family Bathroom.

The property benefits from newly fitted electric heating and double glazing throughout. All white goods and some items of furniture are available, if required. There are also brand new blinds included.

Centrally located, there is on-street permit parking to the front of the property. There is also a communal garden/drying green to the rear of the property, as well as a bin yard and private, secure Store.

### **APPROACH**

Via shared entry at the front of the property, into the communal close (in need of improvement), up 3 sets of stairs and through an entrance door straight ahead at the top.

### **HALLWAY**

With built-in cupboard (housing the replacement hot water cylinder), wall-mounted electric heater, ceiling downlights, wood effect flooring, and doors to all rooms.

### **KITCHEN/DINER/LOUNGE**

6.2m x 4.2m (max)

Newly fitted with base units & wood effect work surfaces, sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, washing machine, tall fridge/freezer, wall-mounted electric heater, ceiling downlights, wood effect flooring, and dual aspect windows to the front & rear elevations.



**BATHROOM** 1.9m x 1.6m

Fitted with a modern white suite comprising P-shaped bath with mixer shower over, WC and vanity washbasin, chrome heated towel rail, ceiling downlights, partially tiled walls, wood effect flooring, and access hatch to the Loft space.

**BEDROOM ONE** 3.5m x 3.5m (max)

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

**BEDROOM TWO** 3.5m x 2.25m

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

**BEDROOM THREE** 2.95m x 2.55m

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

**EXTERIOR**

There is a shared bin yard with private, secure Store to the rear of the property. There is also a large communal garden/drying green. On-street parking (with the option to buy a permit) is available to the front of the property.



## Flat 3, 43 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 & drainage

**Council Tax:** Band C

**EPC Rating:** D57

**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. Flat 3, 43 Combie Street is on the left-hand side just before the traffic lights and can be identified by the brown entrance door and the For Sale sign in the window.

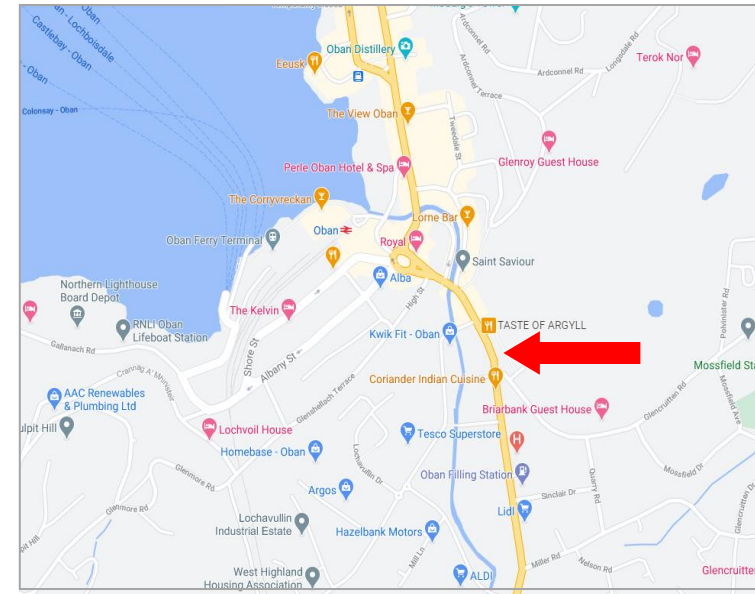
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

The town of Oban

