



6A Sinclair Drive

Oban | Argyll | PA34 4DR

Guide Price £105,000

Fiuran
PROPERTY

6A Sinclair Drive

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6A Sinclair Drive is a modern ground floor Flat with one Bedroom, communal garden/drying green and free on-street parking, conveniently located close to Oban town centre.

Special attention is drawn to the following:-

Key Features

- Modern ground floor Flat with one Bedroom
- Lounge/Diner, Kitchen, Bedroom, Shower Room
- Excellent storage
- Effective electric heating
- Double glazing throughout
- White goods, window coverings & flooring included
- Some items of furniture also included
- Communal garden/drying green to rear
- Free on-street parking
- Located close to town centre
- No chain



6A Sinclair Drive is a modern ground floor Flat with one Bedroom, communal garden/drying green and free on-street parking, conveniently located close to Oban town centre.

The accommodation comprises entrance Hallway with 2 large storage cupboards, bright & spacious Lounge/Diner, fitted Kitchen with a range of white goods, good-sized double Bedroom, and modern Shower Room.

In addition to its convenient location, 6A Sinclair Drive is fully double glazed and benefits from effective electric heating and modern features. A range of white goods and some items of furniture are to be included in the sale.

There is a communal garden/drying green to the rear of the building and 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, and through an entrance door on the right into the Hallway.

HALLWAY

With 2 large storage cupboards, secure entry phone, wood effect flooring, and doors leading to the Lounge/Diner, Bedroom and Shower Room.

KITCHEN 3.8m x 2.85m

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, extractor hood, washing machine, tumble dryer, tall fridge/freezer, wood effect flooring, and door leading to the Lounge/Diner.



LOUNGE/DINER 4.55m x 3.75m

With windows to the front elevation, wall-mounted electric heater, and wood effect flooring. Sofa and tables included.

DOUBLE BEDROOM 3.35m x 2.75m

With window to the front elevation, wall-mounted electric heater, and wood effect flooring. Double bed included.

SHOWER ROOM 2.15m x 1.45m

With modern white suite comprising WC & vanity wash basin, walk-in shower enclosure with electric shower, ceiling downlights, tiled walls, and tiled flooring.

EXTERIOR

A communal garden/drying green with bin area is located to the rear of the building. There is ample (free) on-street parking to the front.



6A Sinclair Drive, 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: 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 passing through the first set of traffic lights. Before the second set of traffic lights, take a left onto Sinclair Drive. 6A Sinclair Drive is on the right.

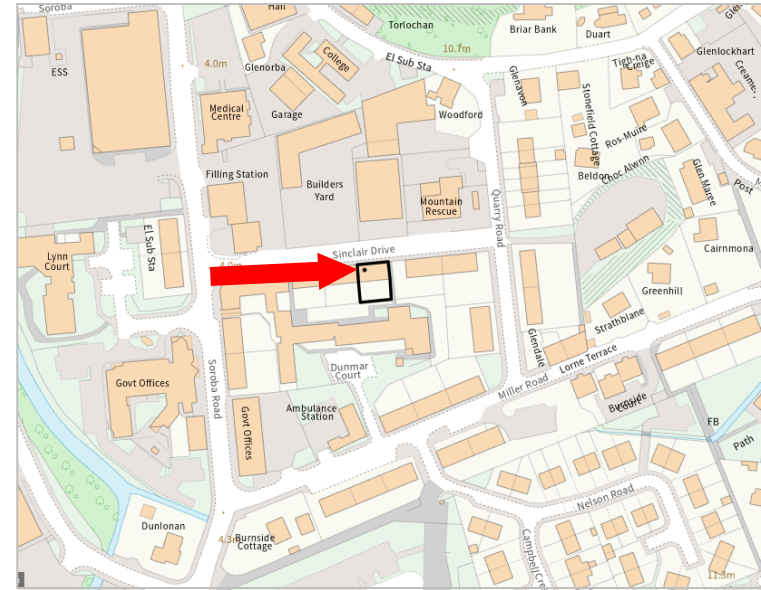
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



Fiuran

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The town of Oban

