



4 Cowan Place

Oban | Argyll | PA34 4GA

Guide Price £130,000

Fiuran
PROPERTY

4 Cowan Place

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4 Cowan Place is a spacious 2 Bedroom ground floor Flat, located in the popular Creag Bhan area of Oban, with communal garden/drying green and free residents' carpark.

Special attention is drawn to the following:-

Key Features

- Well-presented and spacious ground floor Flat
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Double glazing throughout
- Electric storage heating
- Secure entry
- Free residents' parking
- Communal drying area, bin shed and garden
- Factored block
- Popular residential area of town
- Convenient to town centre and amenities



4 Cowan Place is a spacious 2 Bedroom ground floor Flat, located in the popular Creag Bhan area of Oban, with communal garden/drying green and free residents' carpark.

The accommodation comprises an entrance Hallway, fitted Kitchen, bright & spacious Lounge/Diner, two good sized Bedrooms (both with built-in wardrobes), and a family Bathroom.

With effective electric heating, the property also benefits from double glazing throughout.

Close to the town centre and with an excellent bus service, the property is conveniently situated for access to the primary school campus, Oban High School, and the local hospital.

The accommodation is arranged as follows:

APPROACH

Via secure entry at the rear of the building into the communal close, and through a door on the left into the Hallway.

HALLWAY

With electric storage heater, 2 built-in storage cupboards (one housing the hot water cylinder), newly fitted carpet, and doors leading to the Kitchen, Lounge/Diner, both Bedrooms, and the Bathroom.

KITCHEN 3.7m x 2.25m

Fitted with a range of wood effect base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, American style fridge/freezer, vinyl flooring, and window. Electric cooker & dishwasher available under separate negotiation.



LOUNGE/DINER 4.85m x 3.45m

With dual aspect windows, electric storage heater, and wooden flooring.

BEDROOM ONE 5m x 2.5m (max)

With window, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.45m x 2.55m (max)

With window, built-in wardrobe, and wooden flooring.

BATHROOM 2.55m x 1.9m (max)

With white suite comprising bath with mixer shower over, WC & wash basin, partially tiled walls, and vinyl flooring.

GARDEN

A communal area of garden with drying green is available to residents. There is also an external bin shed, and free residents' parking.



4 Cowan Place, 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: C79

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, on the A816 to Lochgilphead. At the roundabout, take a right onto Glengallan Road. Take the 2nd road on the right, and left into Cowan Place. No.4 Cowan Place can be identified by the For Sale sign in the window.

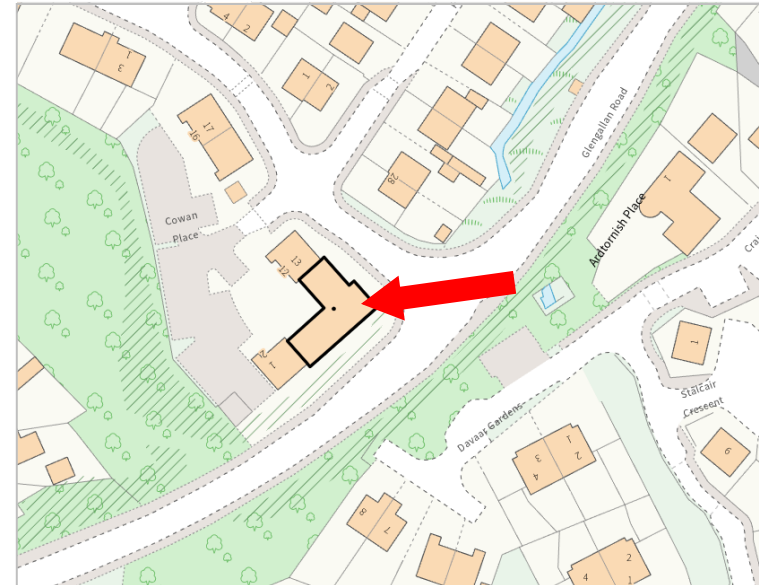
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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