



Basement Flat Left, 2 Burnbank Terrace

Breadalbane Street | Oban | PA34 5PB

Guide Price £95,000

Fiuran
PROPERTY

Basement Flat Left, 2 Burnbank Terrace

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Basement Flat Left, 2 Burnbank Terrace is a recently renovated basement flat with one double Bedroom, communal garden and informal off-street parking, centrally located within Oban town centre.

Special attention is drawn to the following:-

Key Features

- Modern, recently renovated basement Flat
- Vestibule, Lounge, Kitchen/Diner
- Double Bedroom, Shower Room
- Fully double glazed
- Efficient electric heating
- Neutrally decorated throughout
- Large, communal garden/drying green to rear
- Informal off-street parking
- Convenient location for access to local amenities
- Walk-in condition
- No chain



Basement Flat Left, 2 Burnbank Terrace is a recently renovated basement flat with one double Bedroom, communal garden and informal off-street parking, centrally located within Oban town centre.

The accommodation comprises entrance Vestibule, bright Lounge with window to the rear, opening leading to the modern Kitchen/Diner, inner Hall with Store Room, spacious Shower Room, and double Bedroom with window.

In addition to its convenient location, Basement Flat Left, 2 Burnbank Terrace is fully double glazed and benefits from efficient electric heating. The property also benefits from a & large, shared garden/drying green to the rear.

There is on-street parking available, with the option to purchase a permit if required. There is further informal free parking to the rear of the building, next to the entrance to this property.

APPROACH

Via private entrance at the rear of the building into the Vestibule.

VESTIBULE 1.75m x 0.95m

With UPVC entrance door, tiled flooring, coat hooks, and doors leading to the Lounge and Bedroom.

LOUNGE 4.55m x 4m

With window to the rear elevation, wall-mounted electric 'Rointe' heater, wood effect laminate flooring, and opening to the Kitchen/Diner.

KITCHEN/DINER 4.15m x 3.05m

Fitted with a range of modern base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, stainless steel cooker hood, tall fridge/freezer, space for cooker & washing machine, wood effect laminate flooring, wall-mounted electric 'Rointe' heater, space for dining furniture, and opening to the inner Hall.



INNER HALL 1.8m x 1.15m

With large Store Room (1.9m x 1.15m) housing the electric meter/fuse box and water cylinder.

SHOWER ROOM 2.9m x 1.8m

With grey suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling & electric shower, heated towel rail, floor-standing bathroom cabinet, and wood effect vinyl flooring.

BEDROOM 4.55m x 2.4m

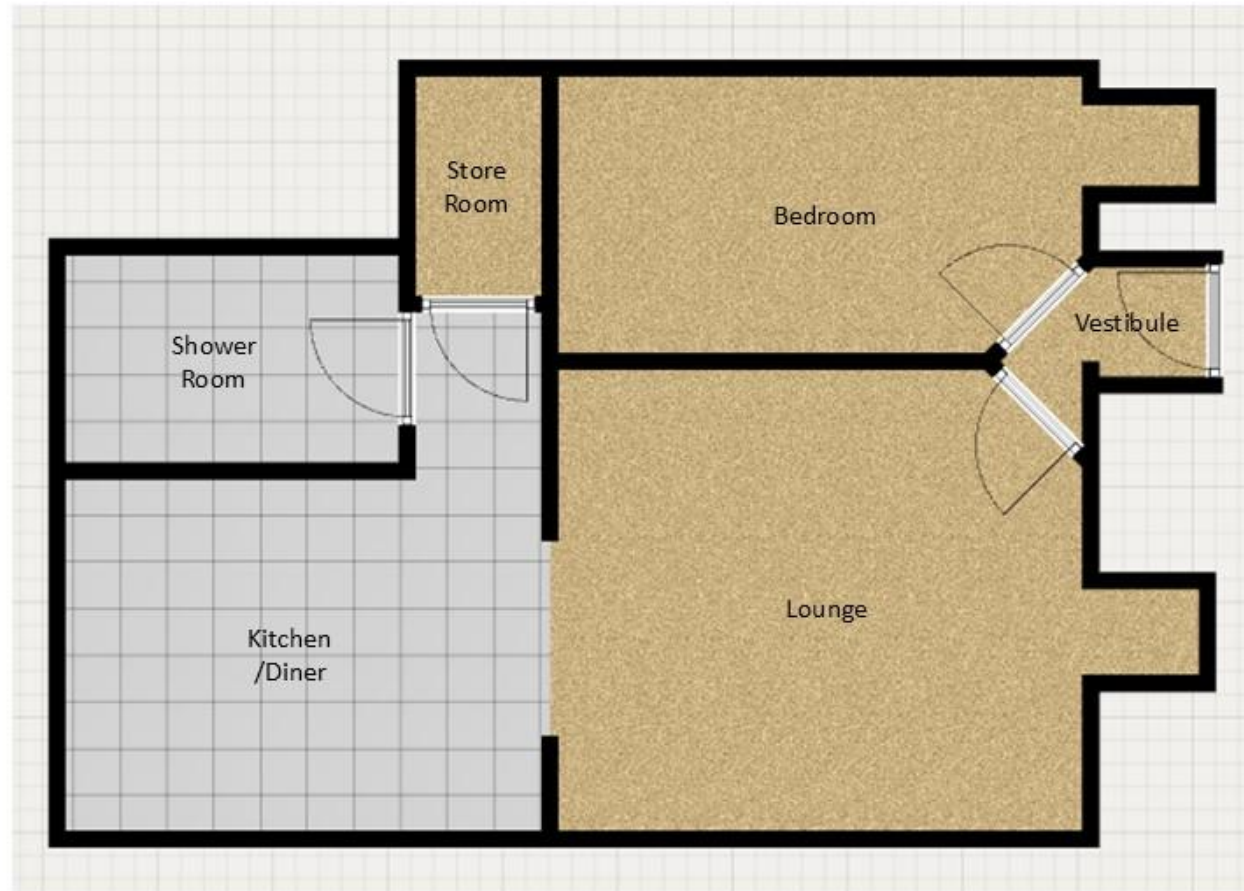
With window to the rear elevation, wall-mounted electric 'Roinge' heater, and wood effect laminate flooring.

GARDEN

There is a communal area of garden/drying green to the rear of the building as well as an informal free parking area. There is further on-street (permit) parking to the front.



Basement Flat, 2 Burnbank Terrace, 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: C75

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.

Flood Risk: Affected by flood in 2023 due to blockage in nearby drains, which has now been addressed.

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

Heading into Oban on the A85 from Glasgow, take a left just after the Kings Knoll Hotel onto Deanery Brae. At the bottom of the hill, take a right onto Breadalbane Street, then right & left into Burnbank Terrace. The Basement Flat 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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