



132A George Street

Oban | Argyll | PA34 5NU

Guide Price £160,000

Fiuran
PROPERTY

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132A George Street is a beautifully converted ground floor Apartment with 2 Bedrooms and sea views, centrally located within Oban town centre and a short walk to Oban's Esplanade.

Special attention is drawn to the following:-

Key Features

- Modern ground floor Apartment in town centre
- Private entrance door
- Sea views to the front
- Fully renovated internally
- Porch, Hallway, open-plan Kitchen/Lounge
- 2 double Bedrooms, Shower Room, Loft
- Fully double glazed
- Gas central heating
- Modern features, including ceiling downlights
- White goods, window coverings & flooring included
- Convenient location for access to local amenities
- Only a short walk from Oban's Esplanade
- No chain & walk-in condition



132A George Street is a beautifully converted ground floor Apartment with 2 Bedrooms and sea views, centrally located within Oban town centre and a short walk to Oban's Esplanade.

The accommodation comprises entrance Porch with in-built storage, Hallway with further storage cupboard, modern fitted Kitchen with a range of white goods, Lounge with sea view, 2 double Bedrooms (one with built-in wardrobe), and a contemporary Shower Room.

In addition to its convenient location, 132A George Street is fully double glazed and benefits from gas central heating. The white goods, window coverings, and flooring are included in the sale.

The accommodation is arranged as follows:

APPROACH

Via private entrance at the front into the Porch.

PORCH 1.8m x 1.6m

With built-in storage cupboard, fitted doormat, and door leading to the Hallway.

HALLWAY

With built-in storage cupboard, radiator, tiled flooring, access to the Loft, and doors leading to the Lounge/Kitchen, both Bedrooms, and the Shower Room.

LOUNGE 4.2m x 3.1m

Open plan to the Kitchen/Diner, with window to the front elevation (with sea views), 2 radiators, and wood effect flooring.



KITCHEN 3.1 x 1.8m

Fitted with a range of modern gloss base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, microwave, tall fridge/freezer, washing machine, and wood effect flooring.

BEDROOM ONE 4.2m x 2.9m

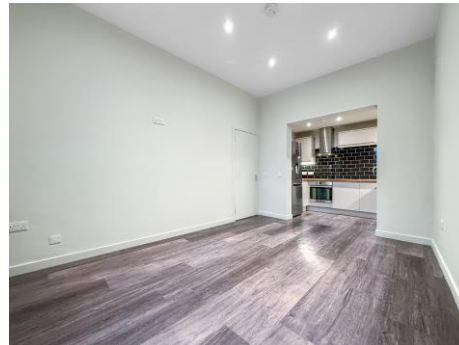
With window to the front elevation (with sea views), further window to the side, radiator, and fitted carpet.

BEDROOM TWO 3.7m x 3m

With Velux style skylight, built-in wardrobe, radiator, and fitted carpet.

SHOWER ROOM 3m x 1.5m

With modern white suite comprising WC & vanity wash basin, walk-in shower enclosure with mixer rain shower, chrome heated towel rail, wall-mounted mirror, tiled walls, and tiled flooring.



132 George 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, gas, and drainage.

Council Tax: Band B

EPC Rating: C77

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

Heading into Oban on the A85, follow the signs for the town centre. 132A George Street is on the left, immediately after Anglers Corner, and 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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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

