



11A Tweeddale Street

Oban | Argyll | PA34 5DD

Guide Price £135,000

Fiuran
PROPERTY

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11A Tweeddale Street is a modern & centrally located 2 Bedroom ground floor Flat in walk-in condition.

Special attention is drawn to the following:-

Key Features

- Stunning ground floor Flat in walk-in condition
- Fully renovated in recent years
- Situated in Oban town centre
- Hallway, Kitchen/Lounge
- 2 Bedrooms, Shower Room
- Fully re-wired
- Replacement gas central heating & double glazing
- White goods, window coverings & flooring included
- Furniture available under separate negotiation
- Shared yard & private store to the rear
- On-street parking with permit available
- Close to local amenities & services
- No chain



11A Tweeddale Street is a modern & centrally located 2 Bedroom ground floor Flat in walk-in condition.

The accommodation comprises entrance Hallway with cloak cupboard, modern Kitchen/Lounge with a range of white goods included, two Bedrooms, and a contemporary Shower Room.

There is also a shared yard/bin storage area and private store to the rear of the building.

In addition to its convenient location, the property benefits from replacement double glazing, gas central heating and ceiling downlights throughout.

There is on-street parking to the front of the building for which a permit can be obtained.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via black entrance door at the front of the building into the communal close, and through an entrance door on the right into the Hallway.

HALLWAY

With built-in cloak cupboard (housing the gas combi-boiler), wood effect flooring, and doors leading to all rooms.

SHOWER ROOM 1.85m x 1.75m

Fitted with a modern white suite comprising vanity WC & washbasin, walk-in shower enclosure with mixer shower, heated towel rail, wall-mounted mirrored cabinet with feature light, partially tiled walls, and tiled flooring.



KITCHEN/LOUNGE

3.5m x 2.25m (max)

Fitted with a range of modern gloss base and wall mounted units, under cabinet lighting, complementary oak effect work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven & ceramic hob, stainless steel cooker hood, integrated washing machine, freestanding fridge/freezer, built-in shelved cupboard, shelved recess, wood effect flooring, and 2 windows to the rear elevation.

BEDROOM ONE

3.45m x 2.95m

With 2 windows to the front elevation, radiator, and fitted carpet.

BEDROOM TWO

3.45m x 1.95m

With window to the front elevation, radiator, and fitted carpet.

EXTERNAL YARD

A shared yard/bin storage area and private store is situated to the rear of the property.



11A Tweeddale 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: C78

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 South on the A85 through Oban, turn left off George Street into Argyll Street. Bear right at the top into Tweeddale Street. No. 11A is on the right.

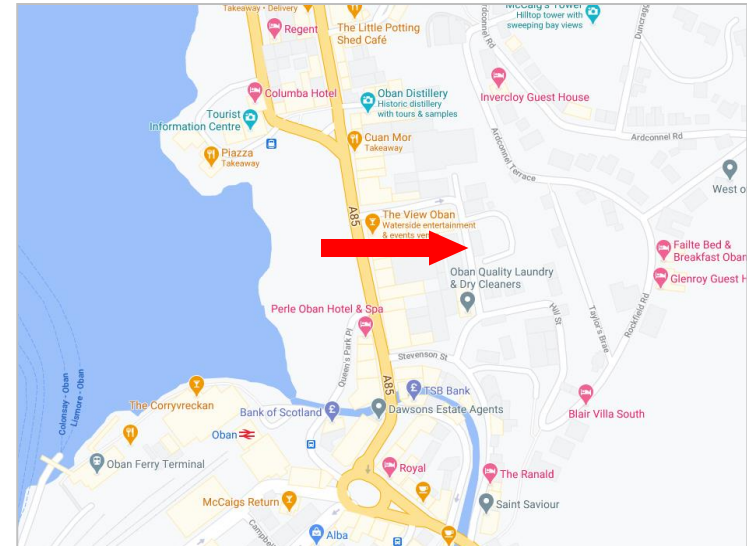
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

