



9A Argyll Street

Oban | Argyll | PA34 5SG

Offers Over £135,000

Fiuran
PROPERTY

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9A Argyll Street is a 3 floor Maisonette situated in Oban town centre. With versatile accommodation and gas central heating, it offers the successful purchaser a rare development opportunity.

Special attention is drawn to the following:-

Key Features

- Centrally located & spacious Maisonette
- Versatile accommodation over 3 floors
- Partial sea views towards Oban Bay
- Lounge, Dining Area, Kitchen, Bathroom
- 3 Bedrooms, 2 Box Rooms, 3 WCs
- Floored Loft with Velux style window
- Gas central heating throughout
- Private entrance to rear of building
- On-street permit parking
- Close to local amenities and shops
- Improvement potential
- Sold as seen



9A Argyll Street is a 3 floor Maisonette situated in Oban town centre. With versatile accommodation and gas central heating, it offers the successful purchaser a rare development opportunity.

Stairs lead from the private entrance to the first floor which comprises 2 double Bedrooms, a large Box Room, and WC. The second floor offers a bright Lounge/Dining Area, fitted Kitchen, and further WC. There is a 3rd Bedroom on the top floor, along with a large Box Room, sizeable Bathroom, and 3rd WC. A wooden ladder provides access to the floored Loft.

There is on-street permit parking to the front of the property.

APPROACH

Via entrance at the front through no.7 leading to the rear of the building, turn right and enter through private door straight ahead into no.9A.

FIRST FLOOR: HALL 1

With stairs leading up from the entrance door and further stairs leading up to Hall 2, window in stairwell, radiator, and doors leading to Bedroom One, Bedroom Two, Box Room One, and the WC.

BEDROOM ONE 4.1m x 3m (max)

With windows to the front elevation, radiator, and open fire (currently blocked).

BOX ROOM ONE 2.95m x 2m

With radiator.

BEDROOM TWO 3.45m x 3m (max)

With window to the side elevation, wall-mounted gas boiler, and wall-mounted consumer unit/fuse box.

WC 1.35m x 0.85m

With white suite comprising WC and wall-mounted wash basin, and window to the side elevation.



SECOND FLOOR: HALL 2

With stairs leading up from Hall 1 and further stairs leading up to Hall 3, window in stairwell, radiator, and doors leading to the Lounge/Dining Area, Kitchen, and the WC.

LOUNGE 4.1m x 3m (max)

Open plan to the Dining Area, with windows to the front elevation, radiator, and open fire (currently blocked).

DINING AREA 2.95m x 2m

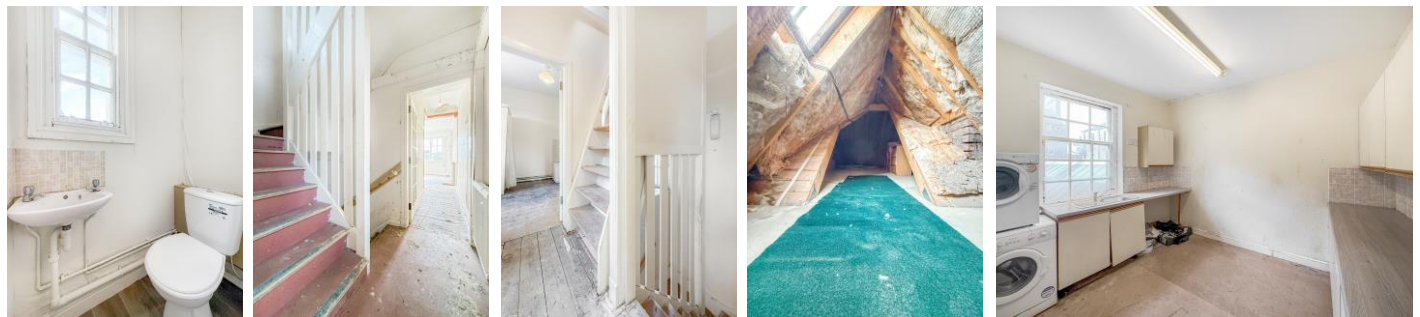
With radiator.

KITCHEN 3.45m x 3m (max)

Fitted with a range of base & wall mounted units, worktops, stainless steel sink & drainer, tiled splash-backs, radiator, and window to the side elevation. Washing machine & tumble dryer (no guarantees provided).

WC 1.35m x 0.85m

With white suite comprising WC and wall-mounted wash basin, and window to the side elevation.



THIRD FLOOR: HALL 3

With stairs leading up from Hall 2, window in stairwell, window to the side elevation, radiator, access to Loft via wooden ladders, and doors leading to Bedroom Three, Box Room Two, the Bathroom, and the WC.

BEDROOM THREE 4.1m x 3m (max)

With windows to the front elevation, and radiator.

BOX ROOM TWO 2.95m x 2m

With radiator.

BATHROOM 3.45m x 3m (max)

With bath, wash basin, shower enclosure with electric shower, worktop, wall-mounted shelving unit, radiator, tiled splash-backs, and window to the side.

WC 1.35m x 0.85m

With white suite comprising WC and wall-mounted wash basin, and window to the side elevation.

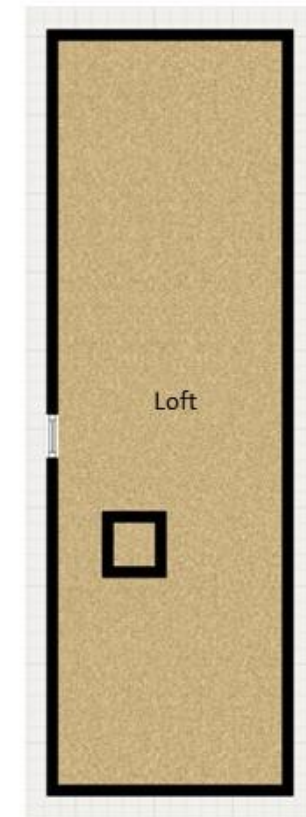
LOFT 9.35m x 2.85m

Floored, with Velux style window. Housing hot water cylinder.





**9A Argyll 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, gas, electricity & drainage.

Council Tax: Band D

EPC Rating: D58

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. Flat 9A is on the left 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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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