



## 9A Millpark Terrace

Oban | Argyll | PA34 4JH

Guide Price £150,000

**Fiuran**  
PROPERTY



# 9A Millpark Terrace

Oban | Argyll | PA34 4JH

9A Millpark Terrace is a lovely first floor Apartment with 2 double Bedrooms, located within walking distance of Oban town centre.

Special attention is drawn to the following:

## Key Features

- Spacious first floor Apartment
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Shower Room
- Electric storage heating
- Double glazing throughout
- White goods, window coverings & flooring included
- Furniture available to be included, if required
- Private garden area with timber shed
- Shared drying green
- Private parking to front
- Convenient to town centre and amenities



9A Millpark Terrace is a lovely first floor Apartment with 2 double Bedrooms, located within walking distance of Oban town centre.

The accommodation comprises entrance Hallway with excellent storage, Lounge/Diner with attractive fireplace & electric fire, fitted Kitchen with a range of white goods, modern Shower Room, and two double Bedrooms with fitted furniture.

In addition to its convenient location, 9A Millpark Terrace also benefits from electric storage heating and double glazing throughout.

Externally, there is a private garden area with timber shed to the rear of the property and private parking to the front. There is also a shared drying green.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via steps to the side of the property, and through the first entrance door on the left, leading into the Hallway.

### **HALLWAY**

With electric storage heater, shelved storage cupboard, further storage cupboard, wooden flooring, and doors leading to the Kitchen, Lounge/Diner, Shower Room, and Bedroom One.

### **KITCHEN** 3.65m x 2.3m (max)

Fitted with wood effect base & wall mounted units, work surfaces over, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, tall fridge/freezer with water dispenser, washing machine, window to the front elevation, and vinyl flooring.

### **LOUNGE** 4.65m x 4m (max)

With windows to the front elevation, electric storage heater, fireplace with electric fire, laminate flooring, and door leading to Bedroom Two.





**BEDROOM ONE** 3.95m x 3.3m (max)

With window to the rear elevation, built-in dresser unit, wardrobe recess, electric storage heater, and fitted carpet.

**BEDROOM TWO** 3.95m x 2.8m (max)

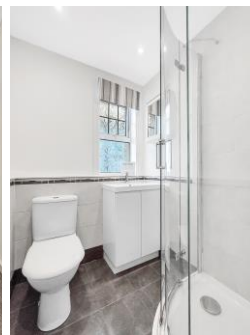
With window to the rear elevation, range of fitted bedroom furniture, and fitted carpet.

**SHOWER ROOM** 1.8m x 1.55m

Fitted with a modern white suite comprising WC & vanity wash basin, corner shower enclosure with electric shower, ceiling downlights, partially tiled walls, tiled flooring, and window to the side elevation.

**GARDEN**

There is a private & enclosed area of garden to the rear of the property, which is mainly laid to grass and houses a large timber shed. Beyond this is a shared drying green. There is further garden ground and private parking to the front of the property.



## 9A Millpark 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:** D66

**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 Oban town centre proceed along Combie Street onto Soroba Road, and continue along the road towards the Hospital. The property is located on the right hand side of the road just before the turning into Drummore Road, and can be identified by the For Sale sign in the window.

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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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**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

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



