



1/1, 5 Branksome Park

Longsdale Road | Oban | PA34 5JZ

Guide Price £145,000

Fiuran
PROPERTY

1/1, 5 Branksome Park

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1/1, 5 Branksome Park is a spacious upper floor Apartment with 2 Bedrooms and private garden, located close to Oban town centre.

Special attention is drawn to the following:-

Key Features

- Spacious upper floor Apartment
- Porch, Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Double glazing throughout
- Replacement gas central heating & combi-boiler
- New pitched roof
- Exterior & cavity wall insulation
- Between floor & roof insulation
- New roughcast/rendering & downpipes
- Fully re-wired & recent fire inspection
- Private garden to front & shared drying green to rear
- Ample free on-street parking
- Convenient to town centre and amenities
- **£6,000 below Home Report valuation**



1/1, 5 Branksome Park is a spacious upper floor Apartment with 2 Bedrooms and private garden, located close to Oban town centre.

The accommodation comprises entrance Porch, spacious Hallway with large storage cupboard, fitted Kitchen, bright Lounge/Diner with large windows, 2 double Bedrooms, and a contemporary Shower Room.

With double glazing and gas central heating throughout, the property also benefits from a full re-wire. It has a new pitched roof, exterior & cavity wall insulation, rendering, and downpipes. Located in a lovely, quiet area, yet situated close to the town's amenities, 1/1, 5 Branksome Park benefits from a private front garden, shared rear drying green, and ample free on-street parking.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via path at the front of the property, into the well-kept communal close, up one set of stairs, and through an entrance door on the left.

PORCH & HALLWAY

With glazed door leading to the Hallway, fitted carpet, large storage cupboard, radiator, and doors leading to all rooms.

KITCHEN 3.8m x 2.75m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, radiator, wood effect flooring, windows to the front & side elevations, and door leading to the Lounge/Diner

LOUNGE/DINER 5.25m x 3.8m

With large windows to the front elevation, shelved cupboard, radiator, and fitted carpet.



BEDROOM ONE 3.9m x 3.75m

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

BEDROOM TWO 3.75m x 3.45m

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

SHOWER ROOM 1.95m x 1.7m

With white suite comprising bath with electric shower over, WC & wash basin, Respatex style wall panelling, and vinyl flooring.

GARDEN

There is a private garden area to the front of the property, partly laid to grass and partly laid to gravel, housing a greenhouse and metal swing. There is also a shared drying green to the rear of the property. There is ample free on-street parking to the front & rear of the property.



1/1, 5 Branksome Park, 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.

Flood Risk: High Risk surface water & small watercourses (see SEPA).

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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Longsdale Road. 5 Branksome Park is on the left, and 1/1 can be identified by the For Sale sign.

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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