



2C Scalpay Terrace

Oban | Argyll | PA34 4YH

Guide Price £125,000

Fiuran
PROPERTY

2C Scalpay Terrace

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2C Scalpay Terrace is a modern & spacious 3 Bedroom first floor Flat within walking distance of Oban town centre.

Special attention is drawn to the following:-

Key Features

- Modern first floor flat with 3 Bedrooms
- Lovely, elevated views
- Hallway, large Kitchen/Diner, Lounge
- 3 Bedrooms, Bathroom, WC
- Private store & shared drying room within close
- Fully double glazed
- Effective electric heating
- Good storage throughout
- Newly fitted flooring included
- Free, on-street parking
- Close to Oban Primary Campus
- Convenient to town centre and amenities



2C Scalpay Terrace is a modern & spacious 3 Bedroom first floor Flat within walking distance of Oban town centre.

The accommodation comprises entrance Hallway with storage cupboard, modern fitted Kitchen/Diner, Lounge with elevated views, 3 Bedrooms, Bathroom, separate WC, and Store Room.

Close to Oban Primary Campus, 2C Scalpay Terrace also benefits from double glazing and electric heating. It has been freshly decorated with new flooring fitted, so is ready to walk into. There is a large outhouse/drying area shared with one other flat.

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

APPROACH

Via shared entry at the front of the property, into the communal close, up one set of stairs, and through an entrance door on the left.

HALLWAY

With built-in storage cupboard, Rointe electric heater, fitted carpet, and doors leading to the Kitchen/Diner, Lounge, all Bedrooms, the Bathroom, the WC, and the Store Room.

KITCHEN/DINER 5.95m x 2.8m (max)

Newly fitted with a range of wood effect base & wall-mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, built-in cupboard (housing the hot water cylinder), Rointe electric heater, vinyl flooring, and windows to the rear elevation.

LOUNGE 3.8m x 3.45m

With windows to the front elevation with elevated views, Rointe electric heater, and fitted carpet.

BEDROOM ONE 3.55m x 3.4m (max)

With window to the front elevation, built-in wardrobe, Blyss electric heater, and fitted carpet.



BEDROOM TWO 4.05m x 1.8m (max)

With window to the rear elevation, Blyss electric heater, built-in cupboard, and fitted carpet.

BEDROOM THREE 4.05m x 2.6m

With window to the rear elevation, Blyss electric heater, and fitted carpet.

BATHROOM 1.85m x 1.5m

With white suite comprising bath with electric shower over & wash basin, painted cladding to walls, and vinyl flooring.

WC 1.5m x 0.9m

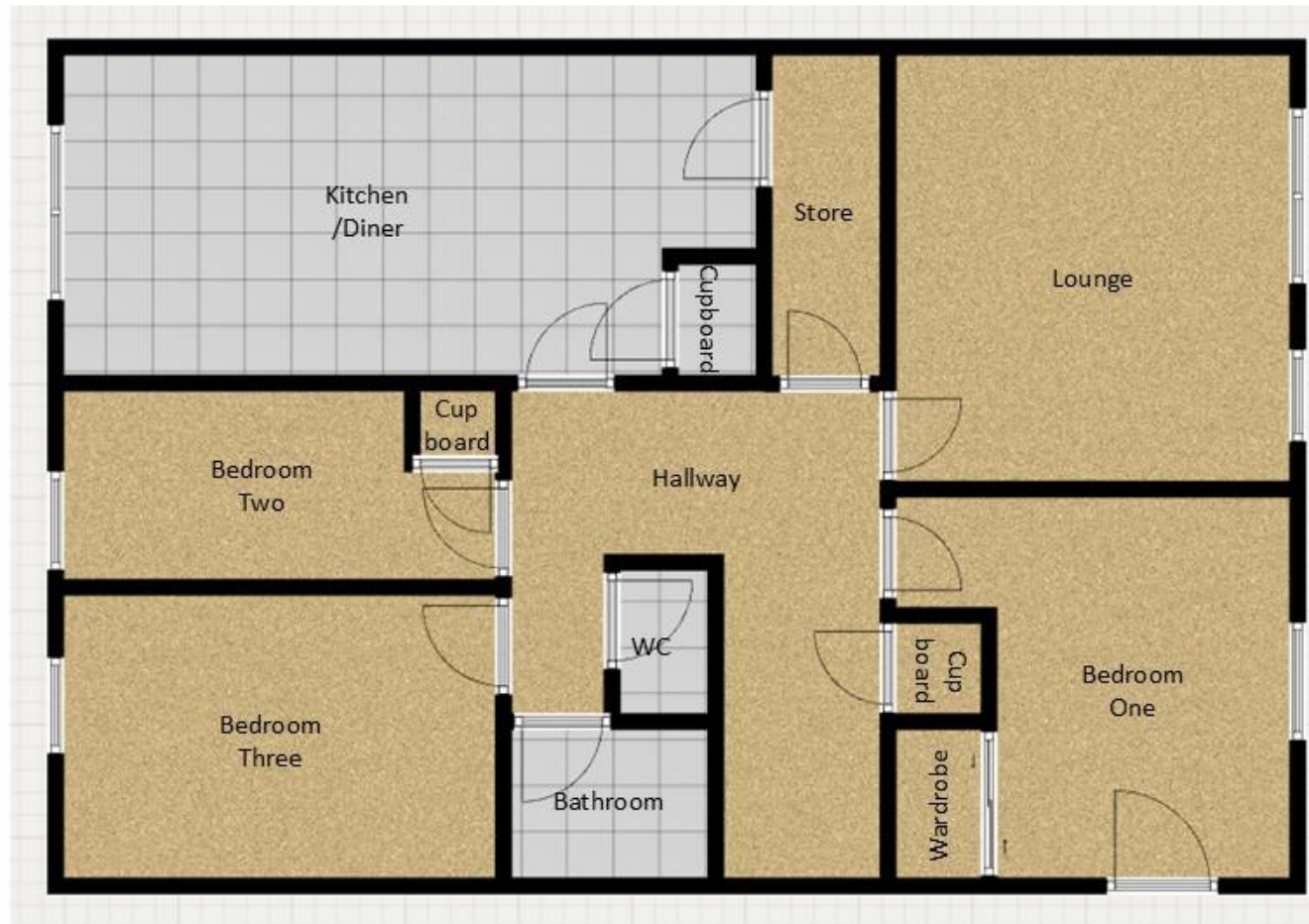
With white suite comprising WC & wash basin, painted cladding to walls, and vinyl flooring.

EXTERNAL

There is a communal outhouse/drying area (shared with one other flat), and a private store. There is also a small, shared garden.



2C Scalpay 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 & drainage

Council Tax: Band B

EPC Rating: D63

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 for surface water & small watercourses.

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, primary schools and a high school, churches, a general hospital, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Soroba Road on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Turn left into Scalpay Terrace. No. 2C is in the first block 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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