



32 Creag an Airm

Oban | Argyll | PA34 4BX

Guide Price £215,000

Fiuran
PROPERTY

32 Creag an Airm

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32 Creag an Airm is a rarely available top floor Apartment with 2 Bedrooms and private parking in the sought after Creag an Airm development in Oban, with partial views of Oban Bay, Kerrera & Mull.

Special attention is drawn to the following:

Key Features

- Centrally located top floor Apartment
- Sought after development with private parking
- Partial sea views towards Islands & beyond
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Excellent storage, including partially floored Loft
- Replaced double glazing throughout
- Small balcony, accessed from Lounge
- Fischer electric heaters
- Range of white goods included in the sale
- Items of furniture available separately, if required
- Secure entry system
- Shared drying green & enclosed play area



32 Creag an Airm is a rarely available top floor Apartment with 2 Bedrooms and private parking in the sought after Creag an Airm development in Oban, with partial views of Oban Bay, Kerrera & Mull.

The accommodation comprises entrance Hallway, modern fitted Kitchen with a range of white goods, spacious Lounge/Diner with small balcony, 2 Bedrooms (one with built-in furniture), and Bathroom with separate shower enclosure. There's also a large Loft space.

With replaced double glazing, this bright top floor flat benefits from electric heating and a secure entry system. The original storage heaters have been replaced with economical Fischer wall-mounted heaters. Built around 1997, the property enjoys a quiet yet central location with private residents' parking. There is also a communal drying green and nearby play area.

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

APPROACH

Via secure entrance door at the front of the building into the communal close, up 2 sets of stairs, and through an entrance door straight ahead.

HALLWAY

With wall-mounted Fischer heater, fitted carpet, and doors leading to the Lounge/Diner, both Bedrooms and the Bathroom.

KITCHEN 3.95m x 3.1m (max)

Fitted with a range of walnut effect base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, tiled splash-backs, electric cooker, washing machine, dishwasher, fridge/freezer, built-in larder, vinyl flooring, 2 windows to the rear elevation, and door leading to the Lounge/Diner.



LOUNGE/DINER 5.85m x 3.5m (max)

With glazed sliding doors to the rear leading to a small balcony with elevated views, wall-mounted Fischer heater, fitted carpet, and space for dining furniture.

BEDROOM ONE 4.75m x 3.95m

With window to the front elevation with sea views, electric wall heater, fitted wardrobes, and fitted carpet.

BEDROOM TWO 3.5m x 2.25m

With window to the rear elevation, and fitted carpet.

BATHROOM 4.05m x 2.3m (max)

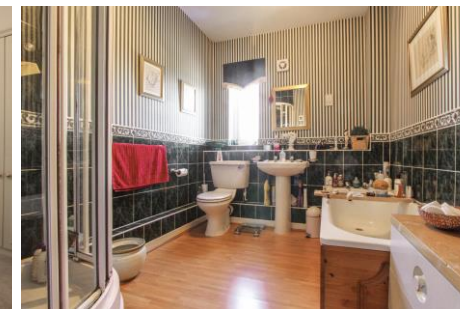
With white suite comprising bath, wash basin & WC, shower enclosure with electric shower, wall-mounted electric heater, partially tiled walls, laminate flooring, and window to the front elevation.

LOFT

Large storage space, offering development potential (subject to the relevant consents).

GARDEN

Communal garden/drying green to the rear & side of the property and private parking to the front.



32 Creag an Airm, 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.

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.

DIRECTIONS

From Argyll Square, head up Albany Street. Take the first left onto Campbell Street, then turn right into Creag an Airm. No. 32 is on the left and can be identified by the For Sale sign in the window.

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.

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.

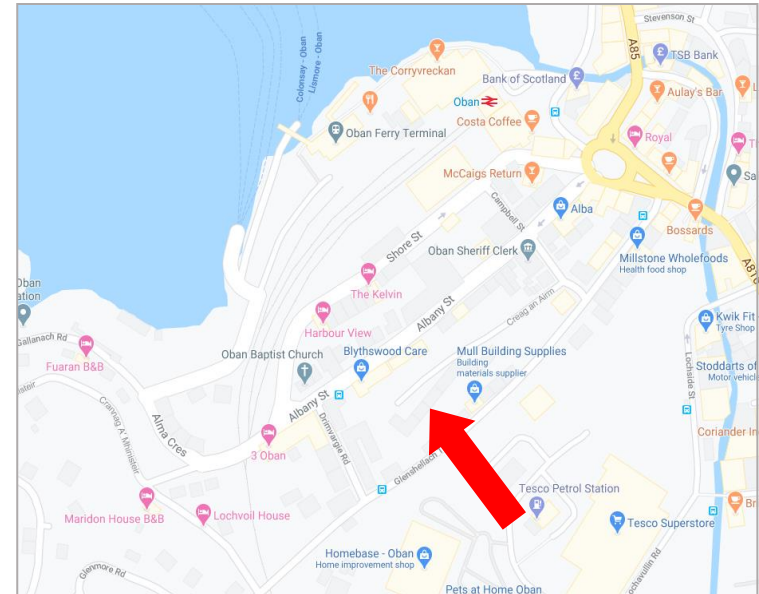
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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T: 07872 986 164

E: info@fiuran.co.uk

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



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