



5A Lorn Avenue

Oban | Argyll | PA34 5AP

Guide Price £99,950

Fiuran
PROPERTY

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5A Lorn Avenue is a lovely 1-Bedroom ground floor Flat, ideally located within easy walking distance of Oban town centre. This modern property benefits from its own private garden, along with access to a shared drying green.

Special attention is drawn to the following:-

Key Features

- Modern 1-Bedroom ground floor Flat
- Fitted Kitchen, spacious Lounge/Diner
- Double Bedroom, Shower Room
- Fully double glazed
- Open fire with back boiler
- Newly fitted internal doors
- Private front & side garden
- Communal drying green
- Good bus service & local shop
- Convenient to town centre and amenities
- No chain



5A Lorn Avenue is a lovely 1-Bedroom ground floor Flat, ideally located within easy walking distance of Oban town centre. This modern property benefits from its own private garden, along with access to a shared drying green.

The accommodation comprises entrance Hallway, bright & spacious Lounge/Diner with open fire, fitted Kitchen, double Bedroom, and contemporary Shower Room.

Fully double glazed, 5A Lorn Avenue has been freshly decorated, with new internal doors fitted throughout. There is a private and easily maintained garden to the front & side of the property, and communal drying green to the rear.

Located in a very popular residential area, there is a local shop and bus stop with regular bus service nearby. There is also a primary school and playparks within a short walking distance.

Brought to the market chain free, it would be an ideal starter or retirement home. The accommodation with approximate sizes is arranged as follows:

APPROACH

Via communal entrance at the front of the property into the close, and through an entrance door on the right into the Hallway.

HALLWAY

With radiator, large built-in storage cupboard (housing the electric fuse box), wooden floor-boards, and doors leading to the Kitchen, Lounge/Diner, Bedroom, and Shower Room.

KITCHEN 3.15m x 1.95m

Fitted with a range of wood effect base & wall-mounted units, work surfaces, sink & drainer, glass tiled splash-backs, built-in electric oven & ceramic hob, space for a range of appliances, vinyl flooring, and window to the side elevation.



LOUNGE/DINER 4.65m x 3.55 (max)

With windows to the front & side elevations, open fire with back boiler, and wooden floor-boards.

BEDROOM 3.65m x 3.1m

With window to the front elevation, built-in cupboard (housing the hot water cylinder), and wooden floor-boards.

SHOWER ROOM 2.45m x 1.9m

Fitted with a modern white suite comprising WC & wash basin vanity unit, walk-in shower enclosure with electric shower, Respatex style wall panelling, wood effect flooring, and window to the side elevation.

EXTERIOR

The property benefits from well-maintained garden areas to the front and side, attractively finished with chip stones and paving for ease of maintenance. The garden boundaries are defined by rendered brick walls, providing a neat and enclosed outdoor space. There is also a communal drying green to the rear of the building.



5A Lorn Avenue, 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 A

EPC Rating: D65

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 Argyll Square in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae and drive up the hill. 5A Lorn Avenue is on the left after passing the shop, 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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The town of Oban

