



49C Combie Street

Oban | Argyll | PA34 4HS

Guide Price £145,000

Fiuran
PROPERTY

49C Combie Street

Oban | Argyll | PA34 4HS

49C Combie Street is a beautifully presented 2-Bedroom top floor Flat is ideally located in the heart of Oban town centre. The property features a modern fitted Kitchen, a contemporary Shower Room, and the comfort of gas central heating, making it an ideal choice for first-time buyers, professionals, or as a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Modern & spacious top floor Flat
- Situated in Oban town centre
- Hallway, Kitchen, Lounge/Diner
- Shower Room, 2 Bedrooms
- Gas central heating, high ceilings
- Newly fitted double glazing
- Built-in wardrobes in main Bedroom
- White goods, window coverings & flooring included
- Contents available under separate negotiation
- Partially floored Loft space
- Communal garden/drying green to rear
- Private external store
- Shared parking



This beautifully presented 2-Bedroom top floor Flat is ideally located in the heart of Oban town centre. The property features a modern fitted Kitchen, a contemporary Shower Room, and the comfort of gas central heating, making it an ideal choice for first-time buyers, professionals, or as a buy-to-let investment.

The spacious accommodation is well laid out and comprises an entrance Hallway, bright Lounge/Diner, modern fitted Kitchen with a range of white goods, contemporary Shower Room, and 2 Bedrooms (one with large built-in wardrobes). There is also a partially floored Loft space.

Centrally located, there is shared parking to the rear of the building. There is also a communal garden/drying green and a private external store.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via shared entry at the front of the property, into the communal close, up one set of external stairs at the back of the building to the left, and a further set of stairs inside the building, then through an entrance door on the left.

HALLWAY

With attractive front door, radiator with cover, coat hooks, wood effect flooring, and doors leading to the Lounge/Diner, both Bedrooms and the Shower Room.

KITCHEN 3.9m x 3.4m (max)

Fitted with a range of modern gloss base and wall mounted units, complementary wood effect work surfaces, stainless steel sink and drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge & freezer, radiator, wood effect flooring, and recessed window to the front elevation.



LOUNGE/DINER 4.15m x 4m

With window to the front elevation, radiator with cover, and wood effect flooring.

BEDROOM ONE 3.6m x 3.05m

With window to the rear elevation, radiator, large built-in wardrobes, and wood effect flooring.

BEDROOM TWO 3.55m x 2.45m

With window to the rear elevation, radiator, wood effect flooring, and access to the Loft.

SHOWER ROOM 2.75m x 2.05m (max)

Newly fitted with a modern white suite comprising WC and washbasin, large shower enclosure with mixer rain shower & Respatex style wall panelling, chrome heated towel rail, ceiling downlights, and luxury vinyl tiled flooring.

LOFT

Partially floored storage space.

EXTERNAL

There is a large communal garden/drying green to the rear of the property, and a private external store.



49C Combie Street, 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 & drainage

Council Tax: Band C

EPC Rating: C74

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 head along Soroba Road. 49B Combie Street is on the left hand side just before the Parish Church and can be identified by the 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.

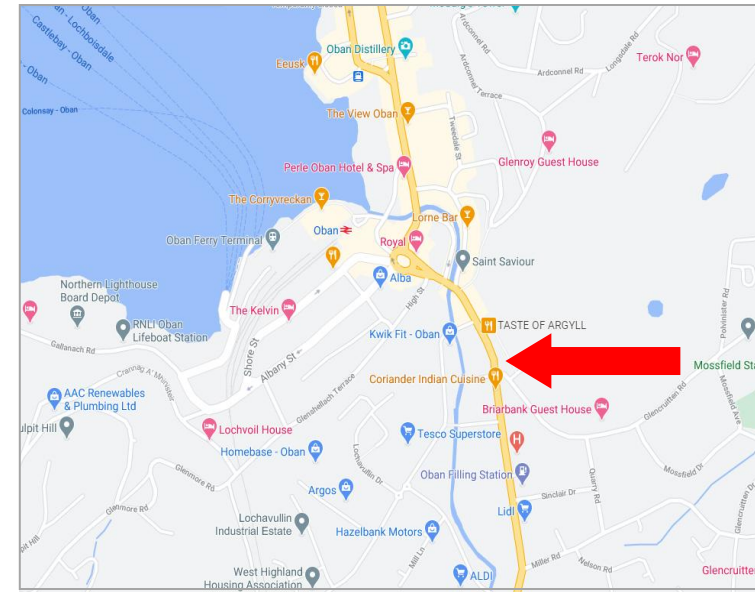
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

