



FOR SALE  
**Fiuran**  
PROPERTY

## 3F Drimvargie Terrace

Oban | Argyll | PA34 4BN

Guide Price £170,000

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## 3F Drimvargie Terrace

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3F Drimvargie Terrace is a beautifully presented and stylish top-floor Apartment, boasting two well-proportioned Bedrooms and a convenient location just a short distance from Oban town centre. The property also benefits from access to a shared garden and drying green.

Special attention is drawn to the following:-

### Key Features

- Centrally located top floor Apartment
- Beautifully presented throughout
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Excellent storage, including walk-in wardrobe
- Fully double glazed
- Effective electric heating
- Ceiling downlights throughout
- Brand new roof fitted in 2025
- External Store
- Large communal garden/drying green to rear
- Permit parking to front of property
- Quiet location, close to local amenities
- Walk-in condition



3F Drimvargie Terrace is a beautifully presented and stylish top-floor Apartment, boasting two well-proportioned Bedrooms and a convenient location just a short distance from Oban town centre. The property also benefits from access to a shared garden and drying green.

The accommodation comprises entrance Hallway, modern fitted Kitchen, bright & spacious Lounge/Diner, 2 large Bedrooms, and a recently fitted contemporary Bathroom.

In addition to its prime location, 3F Drimvargie Terrace features full double glazing and effective electric heating, along with the added benefit of a brand new roof installed in 2025. Externally, there is a communal garden/drying green & private store to the rear. There is ample permit parking to the front.

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

### **APPROACH**

Via red entrance door at the front of the building into the well-kept communal close, up 2 sets of stairs, and through an entrance door on the left.

### **HALLWAY**

With attractive wooden flooring, radiator, large storage cupboard, opening to the Kitchen, and doors leading to the Lounge/Diner, both Bedrooms and the Bathroom.

### **KITCHEN** 3.15m x 1.85m

Fitted with a range of white base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, tall fridge/freezer, washing machine, radiator, attractive wooden flooring, and window to the rear elevation.

### **LOUNGE/DINER** 3.95m x 3.5m

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





### **BEDROOM ONE** 3.9m x 2.3m

With window to the rear elevation, radiator, and fitted carpet.

### **BEDROOM TWO** 3.1m x 2.95m

With window to the front elevation, radiator, walk-in wardrobe, and fitted carpet.

### **BATHROOM** 2.65m x 1.3m

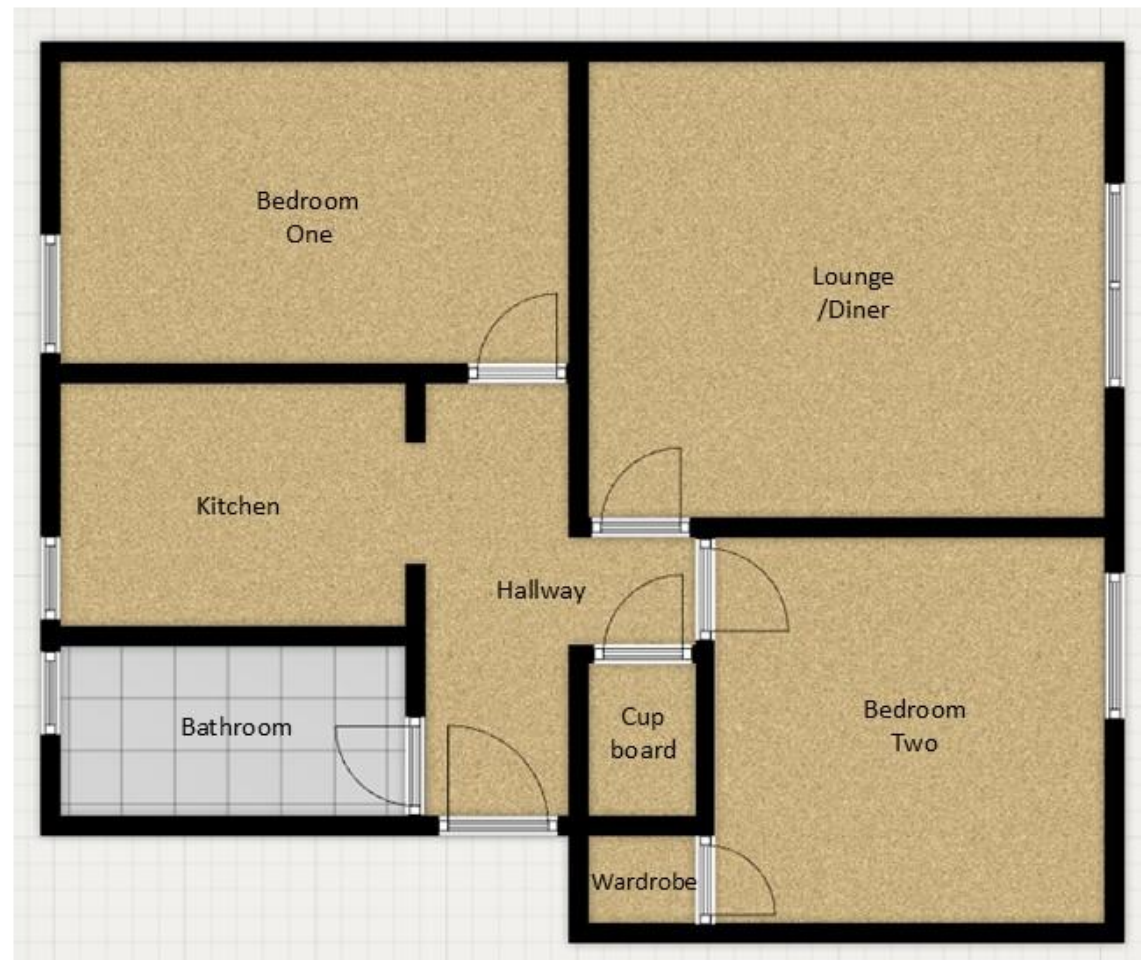
With modern white suite comprising bath with mixer rain shower over, WC & counter-top vanity wash basin, heated towel rail, partially tiled walls, tiled flooring, and window to the rear elevation.

### **EXTERIOR**

The property enjoys access to a generous rear garden and drying green, shared with the other flats in the building. It also benefits from a private external store, and ample permit parking available to the front.



### 3F Drimvargie 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, and drainage.

**Council Tax:** Band B

**EPC Rating:** E40

**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 up Albany Street. Take a left hand turn at the top, onto Drimvargie Road. 3F Drimvargie Terrace is on the right and 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.

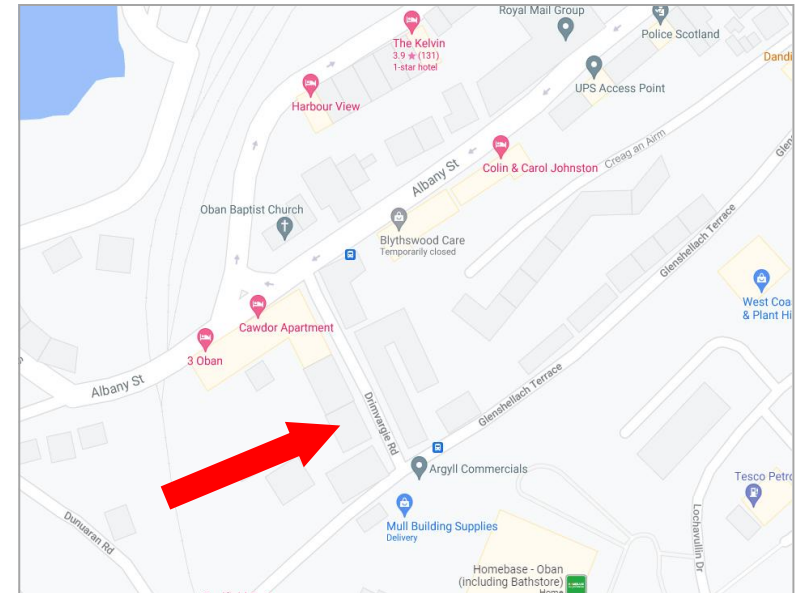
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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](http://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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