



5A Angus Terrace

Oban | Argyll | PA34 4EG

Guide Price £199,950

Fiuran
PROPERTY

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Situated in the popular Glencruitten area of Oban, 5A Angus Terrace is a modern upper floor Flat offering spacious living and three double Bedrooms. The property benefits from a large garden featuring decking, ideal for relaxing or entertaining, along with off-street parking for added convenience.

Special attention is drawn to the following:

Key Features

- Immaculately presented 3 Bedroom upper floor Flat
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 double Bedrooms, Bathroom
- Fully double glazed & gas central heating
- Modern features including ceiling downlights
- Attractive internal oak doors
- White goods & flooring included
- Driveway with off-street parking
- Large, easily maintained garden with drying green
- Timber shed & decking
- Convenient to town and local amenities
- Potential to convert Loft (subject to consents)



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The accommodation comprises entrance Porch with stairs rising the Hallway, modern fitted Kitchen with a range of white goods, spacious Lounge/Diner, 3 double Bedrooms, and a contemporary family Bathroom with bath & separate shower enclosure.

In walk-in condition, this beautifully presented property benefits from ceiling downlights and attractive oak internal doors, as well as double glazing and gas central heating throughout. Drawings for a potential Loft extension (subject to the relevant consents) are available on request.

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

APPROACH

Via private parking to the front of the property, and entrance at the side into the Porch.

PORCH

With carpeted stairs rising to the upper floor, window to the side elevation, and internal door leading to the Hallway.

HALLWAY

With radiator, 2 built-in shelved cupboards, access to the Loft, and doors leading to the Lounge/Diner, all Bedrooms and the Bathroom.

LOUNGE/DINER 4.65m x 3.5m

With radiator, shelved recess, wood effect flooring, windows to the front elevation, and door leading to the Kitchen.

KITCHEN 2.75m x 2.4m

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, sink & drainer, built-in electric oven & microwave, gas hob, stainless steel cooker hood, integrated fridge/freezer & dishwasher, ceiling downlights, and wood effect flooring.



BEDROOM ONE 4.3m x 2.8m

With windows to the rear & side elevations, radiator, and fitted carpet.

BEDROOM TWO 3.45m x 3.2m

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

BEDROOM THREE 3.45m x 2.7m

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

BATHROOM 2.6m x 1.9m

With modern white suite comprising P-shaped bath, WC & vanity wash basin, corner shower enclosure with mixer shower, ceiling downlights, tile effect flooring, and window to the rear elevation.

LOFT

Large, floored space with power, lighting & Ramsay style ladder. Offers potential for further development, subject to the relevant consents (drawings are available on request).

GARDEN

The generous rear garden is predominantly laid to lawn and bounded by wooden fencing. Within the grounds, there is a garden shed equipped with power and lighting, as well as a raised decking area—ideal for outdoor seating. A partially shared rear garden with a drying green also forms part of the property. To the front, a mono-blocked driveway provides convenient off-street parking.



5A Angus 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, gas, and drainage.

Council Tax: Band B

EPC Rating: C77

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

DIRECTIONS

From Argyll Square head along Soroba Road passing through the first set of traffic lights. At the second set of traffic lights, take a left onto Miller Road. Veer to the right, and keep driving straight ahead into Angus Terrace. 5A is 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.

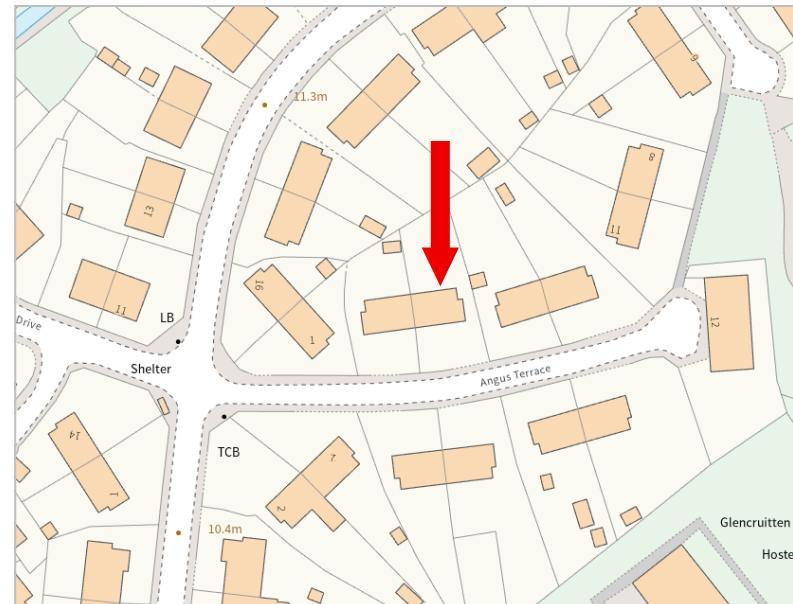
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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