



Flat 2, Glenmore House

Glenmore Road | Oban | PA34 4PG

Guide Price £195,000

Fiuran
PROPERTY

Flat 2, Glenmore House

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Flat 2, Glenmore House is a highly desirable and generously proportioned 2 Bedroom ground floor Apartment, ideally situated within easy walking distance of Oban town centre. The property benefits from residents' parking and access to a shared garden, making it an excellent opportunity for both homeowners and investors alike.

Special attention is drawn to the following:

Key Features

- Immaculate ground floor Apartment with 2 Bedrooms
- Located within walking distance of Oban town centre
- Elevated views of McCaig's Tower & the town
- Hallway, Kitchen/Diner, Utility Room
- Lounge, 2 double Bedrooms, Bathroom
- Electric storage heating
- Double glazing throughout
- High ceilings & many original features
- Interlinked smoke & heat alarms
- Private residents' parking
- Shared garden ground surrounding building
- No chain



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The accommodation comprises entrance Hallway, spacious fitted Kitchen/Diner with Utility Room off, bright Lounge, 2 double Bedrooms, and a Bathroom.

In addition to its sought-after location, the property benefits from effective electric heating and double glazing throughout. With high ceilings and many original features, the property feels bright & spacious.

There is private residents' parking, and shared garden ground surrounding the property.

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

APPROACH

Via gated access and shared driveway off Glenmore Road leading to private parking at the front & rear. The entrance is at the front of the building into the well-kept communal close, and the door to Flat 2 is on the ground floor on the right-hand side.

HALLWAY

With electric storage heater, built-in cloak cupboard, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge, both Bedrooms and the Bathroom.

KITCHEN/DINER 5.2m x 3.65m (max)

Newly fitted with a range of modern gloss base and wall-mounted units, worktops, stainless steel sink & drainer, brand new electric oven & ceramic hob, under-counter fridge, built-in cupboard (housing the hot water cylinder), electric storage heater, fireplace with electric stove, wood effect flooring, window to the rear, and door leading to the Utility Room.

UTILITY ROOM 1.25m x 1.25m

With Belfast sink, washing machine, ceiling pulley, vinyl flooring, and window to the rear.



LOUNGE 3.85m x 3.5m

With window to the front elevation, electric storage heater, fireplace with electric stove, shelved recess, and wood effect flooring.

BEDROOM ONE 3.7m x 3.5m

With window to the front elevation, wall-mounted electric heater, period fireplace, and fitted carpet.

BEDROOM TWO 3.7m x 3.65m

With window to the rear elevation, wall-mounted electric heater, period fireplace, and fitted carpet.

BATHROOM 2.3m x 1.7m

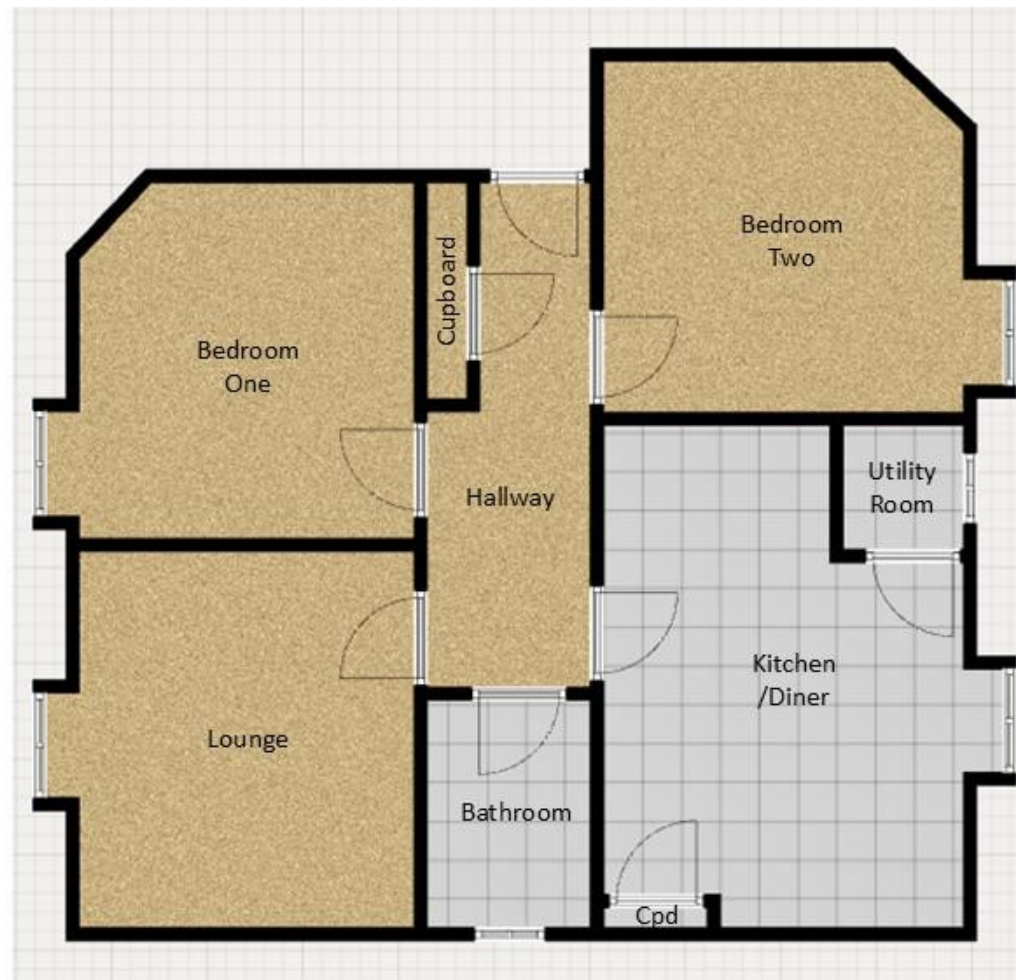
Fitted with a white suite comprising bath with electric shower over, WC & wash basin, heated towel rail, shelved recess, partially tiled walls, tiled flooring, and window to the side elevation.

GARDEN

There is shared garden ground surrounding the property, which is mainly laid to grass, with a drying green to the rear. A shared driveway provides access off Glenmore Road, and there are two private parking spaces for Flat 2 (one at the front & one to the rear).



Flat 2, Glenmore House, 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 C

EPC Rating: D56

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 Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace, leading onto Glenmore Road. Take a sharp left off the main road at the sign for Glenmore House. Flat 2 is on the ground floor on the right-hand side.

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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