



## 2G Scalpay Terrace

Oban | Argyll | PA34 4YH

Guide Price £125,000

Fiuran  
PROPERTY



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2G Scalpay Terrace is a modern & spacious 3 Bedroom top floor Flat within walking distance of Oban town centre.

Special attention is drawn to the following:-

### Key Features

- Modern top floor flat with 3 Bedrooms
- Lovely, elevated views
- Hallway, large Kitchen/Diner, Lounge
- 3 Bedrooms, Bathroom, WC
- Private store & shared drying room within close
- Fully double glazed
- Effective electric heating
- White goods, wardrobes & window coverings included
- Free, on-street parking
- Close to Oban Primary Campus
- Convenient to town centre and amenities
- Walk-in condition



2G Scalpay Terrace is a modern & spacious 3 Bedroom top floor Flat within walking distance of Oban town centre.

The accommodation comprises entrance Hallway, modern fitted Kitchen/Diner with a range of white goods, Lounge with elevated views, 3 Bedrooms, Bathroom, separate WC, and private store in close.

Close to Oban Primary Campus, 2G Scalpay Terrace benefits from double glazing and electric heating and would make an ideal starter home or investment. There is a large Loft space, and an outhouse/drying area shared with one other flat.

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

### APPROACH

Via shared entry at the front of the property, into the communal close, up three sets of stairs, and through an entrance door on the left.

### HALLWAY

With built-in cupboard, wall-mounted electric heater, fitted carpet, access to the Loft, and doors leading to all rooms.

### KITCHEN/DINER 6.15m x 2.8m (max)

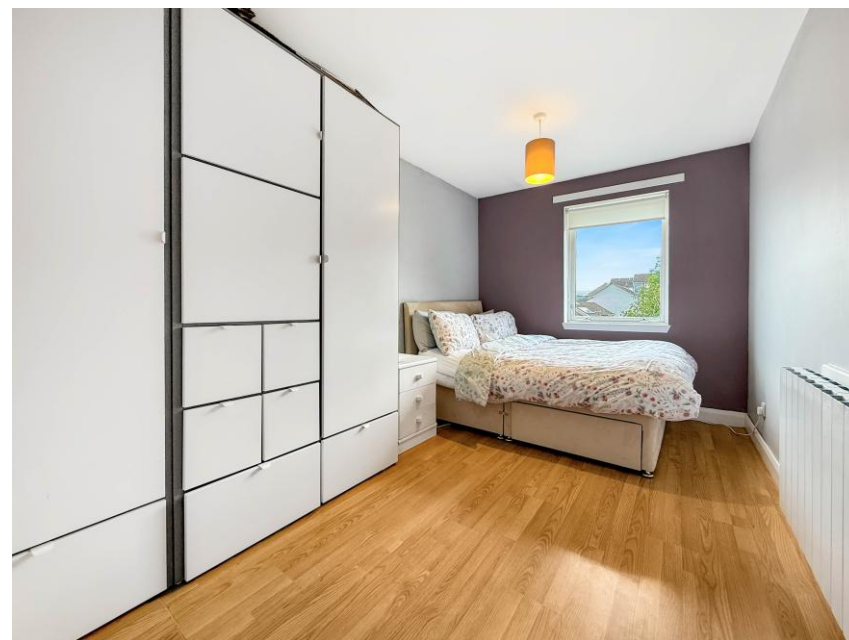
Fitted with a range of base & wall-mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, fridge/freezer, washing machine, tumble dryer, built-in cupboard (housing the hot water cylinder), wall-mounted electric heater, vinyl flooring, and windows to the rear elevation. Dining table available to be included, if required.

### LOUNGE 4.55m x 3.85m (max)

With 2 windows to the front elevation with elevated views, wall-mounted electric heater, and fitted carpet.

### BEDROOM ONE 3.55m x 3.4m (max)

With window to the front elevation, wardrobe, wall-mounted electric heater, and laminate flooring.





**BEDROOM TWO** 4.05m x 1.8m (max)

With window to the rear elevation, wardrobe, wall-mounted electric heater, and wood effect flooring.

**BEDROOM THREE** 4.05m x 2.6m

With window to the rear elevation, wall-mounted electric heater, and wood effect flooring.

**BATHROOM** 1.85m x 1.5m

With P-shaped bath with electric shower over, vanity wash basin, tiled walls, and vinyl flooring.

**WC** 1.5m x 0.9m

With WC, wash basin, and vinyl flooring.

**EXTERNAL**

The property benefits from a private store located on the external landing, as well as access to a shared outhouse/drying area, shared with one other flat. Additionally, there is a further communal storage area on the ground floor within the shared close. Free on-street parking is available.



## 2G Scalpay 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 & 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, primary schools and a high school, churches, a general hospital, 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 on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Turn left into Scalpay Terrace. No. 2G is in the first block 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](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.



# Fiuran

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