



3B Castle Road

Oban | Argyll | PA34 5AN

Guide Price £130,000

Fiuran
PROPERTY

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Conveniently located within walking distance of Oban town centre, this modern first-floor Flat features two generously proportioned Bedrooms and access to a shared garden and drying green. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers or investors.

Special attention is drawn to the following:-

Key Features

- Spacious first floor Flat
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Shower Room, Sun Room
- Efficient electric heating & fully double glazed
- White goods & window coverings included in sale
- Excellent storage, including Store within close
- Newly fitted external insulation/rendering
- Communal garden/drying green to rear
- Free parking nearby
- Local convenience store nearby & regular bus service
- Short walk to town centre
- No chain



Conveniently located within walking distance of Oban town centre, this modern first-floor Flat features two generously proportioned Bedrooms and access to a shared garden and drying green. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers or investors.

The accommodation comprises entrance Hallway with built-in cupboards, modern Kitchen with a range of white goods, spacious Lounge/Diner with built-in media unit, 2 double Bedrooms (one with Sun Room off), and a contemporary Shower Room. There are also 2 large Stores (accessed from the communal close).

With efficient electric heating & double glazing, the property also benefits from newly fitted external insulation/rendering.

APPROACH

Via shared entry at the front of the property, into the well-kept communal close, up one set of stairs, and through an entrance door on the right.

HALLWAY

With electric heater, fitted carpet, 2 built-in storage cupboards (one housing the hot water cylinder), small cupboard housing the electric meter/fuse box, secure entry phone, and doors leading to the Lounge/Diner, both Bedrooms and the Shower Room.

KITCHEN 3.35m x 2.05m

Fitted with a range of modern gloss white base & wall-mounted units, complementary worktops, stainless steel sink & drainer, electric cooker, fridge/freezer, washing machine, tumble dryer, wood effect flooring, and window to the rear elevation.



LOUNGE/DINER 4.5m x 3.65m (max)

With windows to the front elevation, electric heater, media unit, shelved recess, fitted carpet, and doors leading to the Kitchen.

BEDROOM ONE 4.1m x 3.05m

With window to the front elevation, electric heater, fitted carpet, and door leading to the Sun Room.

SUN ROOM 1.8m x 1.2m

With window to the front elevation and door leading to a large Store. Potential to convert into a walk-in wardrobe/Study.

BEDROOM TWO 3.35m x 3.05m (max)

With window to the rear elevation, electric heater, and fitted carpet.

SHOWER ROOM 2.6m x 1.7m

Fitted with modern white suite comprising vanity WC & vanity wash basin, corner shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, tile effect flooring, and window to the rear elevation.

EXTERIOR

The property benefits from a further private Store located within the communal close. To the rear of the property, there is a shared garden/drying green. Free on-street parking is available nearby.



3B Castle Road, 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: D68

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 in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae, then left into Castle Road. Flat 3B Castle Road is within the second block on the left 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).

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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The town of Oban

