



17B High Street

Oban | Argyll | PA34 4BG

Guide Price £75,000

Fiuran
PROPERTY

17B High Street

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17B High Street is a centrally located ground floor Flat with one Bedroom, brought to the market with no chain.

Special attention is drawn to the following:

Key Features

- One Bedroom ground floor Flat
- Convenient town centre location
- Hall, Kitchen/Lounge/Dining Area
- Double Bedroom, Shower Room
- Electric storage heating
- Shared garden/yard to the rear
- On-street permit parking to front
- Improvement potential
- No chain



17B High Street is a centrally located ground floor Flat with one Bedroom, brought to the market with no chain.

The accommodation comprises entrance Hall, open plan Kitchen/Lounge/Dining Area, double Bedroom, and Shower Room.

In addition to its convenient location, 17B High Street benefits from electric storage heating and double glazing.

There is ample on-street parking to the front of the property, with a permit available.

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

APPROACH

Via black entrance door at the front of the building into the communal close, and through an entrance door on the right into the Hall.

HALL

With electric storage heater, fitted carpet, and doors leading to the Kitchen/Lounge/Dining Room, Bedroom, and Shower Room.

KITCHEN/LOUNGE/DINER 4.3m x 2.8m

Fitted with a range of white base & wall mounted units, worktop, stainless steel sink & drainer, space for a range of white goods, electric storage heater, fitted carpet, and window to the front elevation.

BEDROOM 2.5m x 2.4m

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

SHOWER ROOM 1.5m x 1.5m

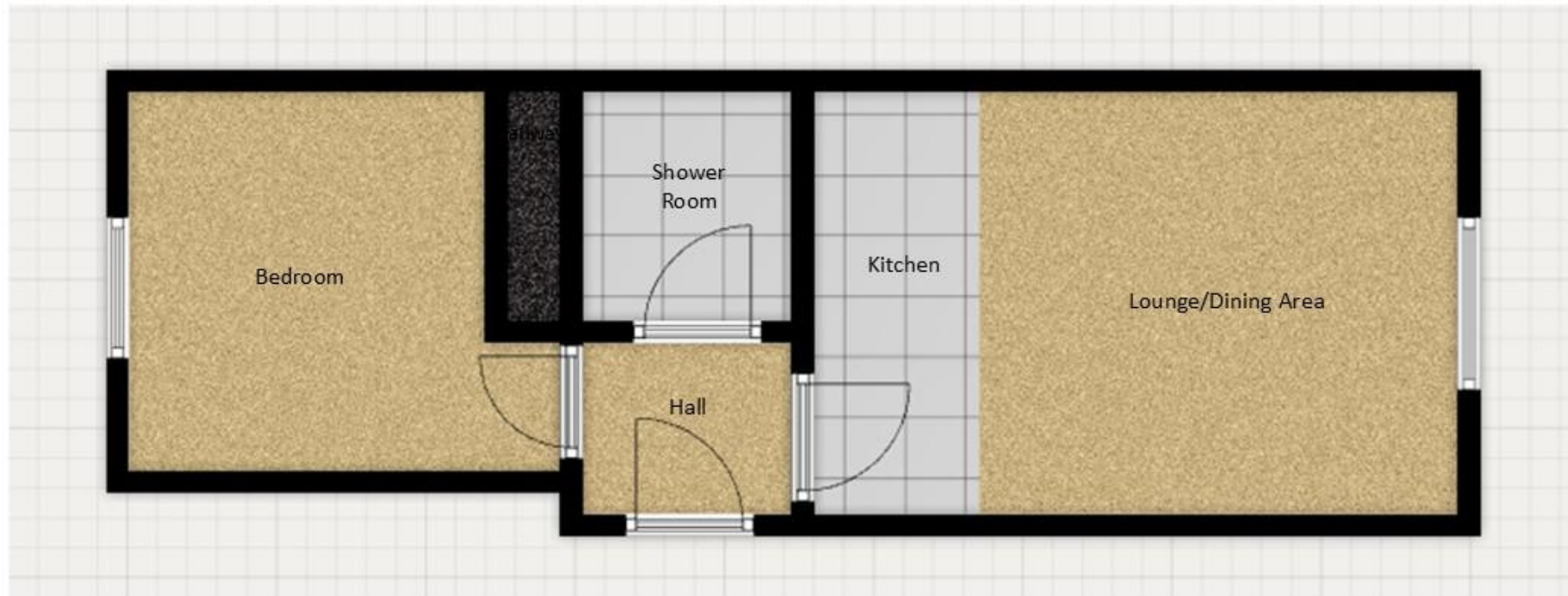
With WC, wash basin, raised shower tray, electric shower, tiled walls, fan, and fitted carpet.

GARDEN

There is a shared garden/yard to the rear of the property, with space to store bins.



17B High Street, 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: D65

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 onto Campbell Street, and take another left onto High Street. No. 17B High Street is on the right and can be identified by the For Sale sign in the window.

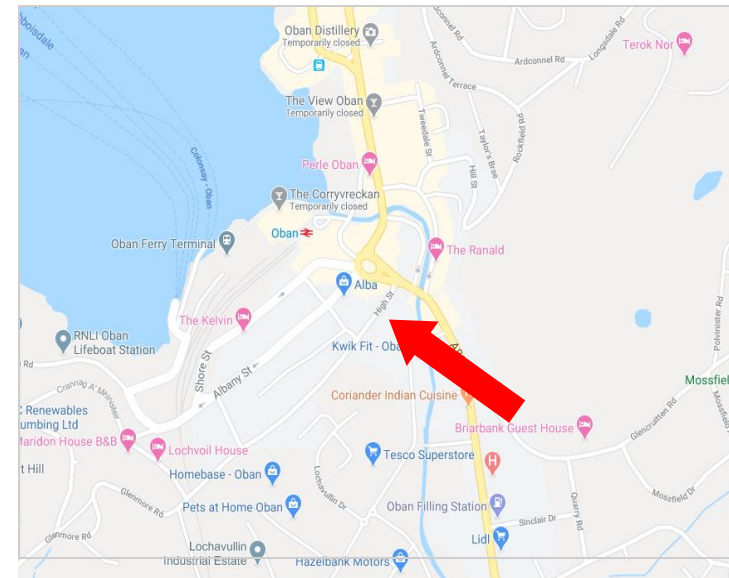
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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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