



10 Cowan Place

Oban | Argyll | PA34 4GA

Guide Price £155,000

Fiuran
PROPERTY

10 Cowan Place

Oban | Argyll | PA34 4GA

10 Cowan Place is a modern 2 Bedroom top floor Flat, situated in the sought-after Creag Bhan area of Oban. The property benefits from access to a communal garden and drying green, as well as free residents' parking.

Special attention is drawn to the following:-

Key Features

- Well-presented and spacious top floor Flat
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, contemporary Bathroom
- Partially floored Loft space
- Double glazing throughout
- Electric storage heating
- White goods, window coverings & flooring included
- Furniture available under separate negotiation
- Factored block with secure entry
- Free residents' parking
- Communal drying area, bin shed and garden
- Popular residential area of town
- No chain



10 Cowan Place is a modern 2 Bedroom top floor Flat, situated in the sought-after Creag Bhan area of Oban. The property benefits from access to a communal garden and drying green, as well as free residents' parking.

The accommodation comprises an entrance Hallway, fitted Kitchen, bright & spacious Lounge/Diner, two good sized Bedrooms (both with built-in wardrobes), a newly fitted Bathroom, and Loft space.

With effective electric heating, the property also benefits from double glazing throughout.

Close to the town centre and with an excellent bus service, the property is conveniently situated for access to the primary school campus, Oban High School, and the local hospital.

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

APPROACH

Via secure entry at the rear of the building into the communal close, up 2 sets of stairs, and through a door on the right into the Hallway.

HALLWAY

With electric storage heater, 2 built-in storage cupboards (one housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to all rooms.

KITCHEN 3.7m x 2.25m

Fitted with a range of wood effect base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, tall fridge/freezer, washing machine, tumble dryer, wall-mounted electric heater, vinyl flooring, and window.



LOUNGE/DINER 4.85m x 3.45m

With Bay window, further window, electric storage heater, and fitted carpet.

BEDROOM ONE 5m x 2.5m (max)

With window, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.45m x 2.55m (max)

With window, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

BATHROOM 2.55m x 1.9m (max)

Newly fitted with modern white suite comprising bath with mixer rain shower over, WC & wash basin vanity unit, ceiling downlights, feature mirror with LED lighting, tile effect walls, and vinyl flooring.

GARDEN

A communal area of garden with drying green is available to residents. There is also an external bin shed, and free residents' parking.



10 Cowan Place, 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: C79

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 Soroba Road, on the A816 to Lochgilphead. At the roundabout, take a right onto Glengallan Road. Take the 2nd road on the right, and left into Cowan Place. No.10 Cowan Place 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.

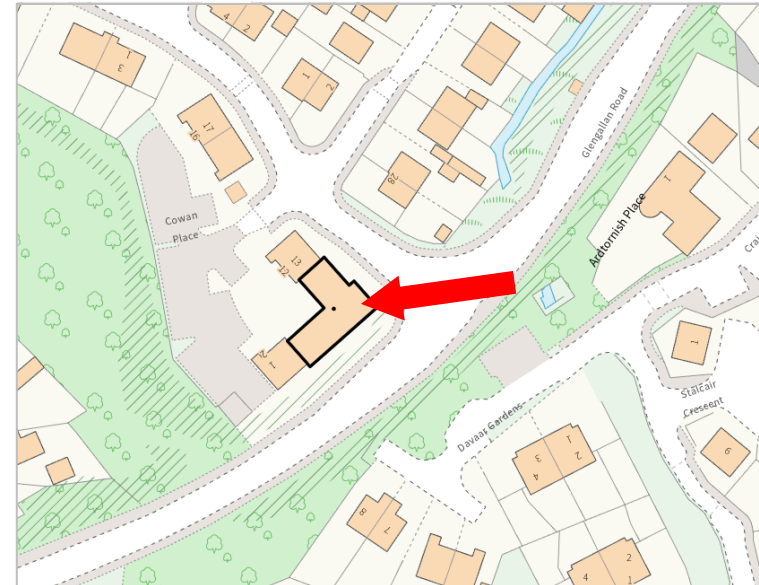
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

