



## 4C Millpark Place

Oban | Argyll | PA34 4JY

Offers Over £135,000

**Fiuran**  
PROPERTY



# 4C Millpark Place

Oban | Argyll | PA34 4JY

4C Millpark Place is a beautifully renovated upper-floor flat, ideally situated within walking distance of Oban town centre. Boasting contemporary finishes throughout, the property offers modern, comfortable living in a sought-after location. Additional benefits include free on-street parking and access to a shared garden, making it an ideal first home or investment opportunity.

Special attention is drawn to the following:

## Key Features

- Beautifully renovated, modern upper floor Flat
- Quiet residential area
- Hallway, open-plan Kitchen/Diner/Lounge
- Bedroom, Utility Room, Shower Room
- Large Loft with lighting & Ramsay style ladder
- Newly fitted 'Rointe' electric heating
- Instantaneous electric water heater
- Replacement double glazing throughout
- White goods, window coverings & flooring included
- Items of furniture available under separate negotiation
- New external insulation
- Free on-street parking
- Sizeable, shared garden
- Convenient to town centre and amenities



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The accommodation comprises entrance Hallway with built-in cupboard, open-plan Kitchen/Diner with a range of white goods & breakfast bar, Lounge with inset flame effect electric fire, Utility Room with built-in storage, double Bedroom with built-in wardrobe, and a contemporary Shower Room.

The property is fully double glazed with recently installed replacement windows and benefits from newly fitted electric heating, along with new external insulation—enhancing both energy efficiency and comfort throughout.

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 well-kept communal close, up a set of stairs, and through an entrance door on the left.

### **HALLWAY**

With built-in storage cupboard, wall-mounted electric heater, ceiling downlights, wood effect Karndean flooring, and doors leading to all rooms.

### **KITCHEN/DINER 3.3m x 2.2m**

Open-plan to the Lounge, newly fitted with a range of modern base & wall mounted units, under-cabinet lighting, marble effect work surfaces & breakfast bar, matching upstands, sink, built-in Neff microwave, electric oven, induction hob, integrated fridge/freezer & dishwasher, ceiling downlights, low hanging pendant lights, window to the rear elevation, and wood effect Karndean flooring.



**LOUNGE** 4.85m x 3.3m

With windows to the front elevation, wall-mounted electric heater, inset flame effect electric fire, media unit, ceiling downlights, and wood effect Karndean flooring.

**UTILITY ROOM** 2.55m x 1.3m

With built-in storage/wardrobes, worktop with space for washing machine below, coat hooks, tiled flooring, and access to the Loft.

**BEDROOM** 3.55m x 2.8m

With window to the front elevation, wall-mounted electric heater, built-in mirrored wardrobe, ceiling downlights, low hanging bedside lights, and fitted carpet.

**SHOWER ROOM** 2.55m x 2.1m (max)

Newly fitted with a modern white suite comprising WC & wash basin vanity unit, large walk-in shower enclosure with electric rain shower, ceiling downlights, tiled walls, and tiled flooring.

**GARDEN**

To the rear and side of the property, there is a private garden and patio area, complete with a drying green—ideal for outdoor relaxation and everyday convenience. Ample free on-street parking is available to the front of the property.





## 4C Millpark 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:** D67

**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. After the Birchwood Service Station, take a right into Millpark Road, then a left into Millpark Avenue. At the end of the road, take a right into Millpark Place. No.4C is straight ahead on the left.

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.

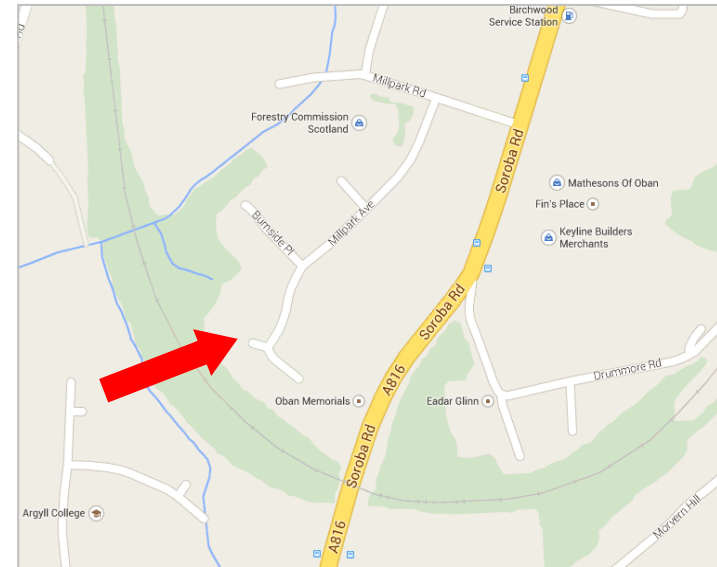
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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