



Top Flat, 3 Glenshellach Terrace

Oban | Argyll | PA34 4BH

Guide Price £178,000

Fiuran
PROPERTY

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3 Glenshellach Terrace is a bright and spacious top floor Flat offering 3 generously sized Bedrooms, ideally located in the heart of the ever-popular town of Oban. In addition to its well-proportioned living space, the property further benefits from a versatile Box Room, a large Loft space, and access to a shared rear yard.

Special attention is drawn to the following:

Key Features

- Spacious, light & airy top floor Flat
- Open aspect to front
- Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Box Room, Bathroom
- Gas central heating
- Double glazing throughout
- Large Loft offering development potential
- White goods & brand-new flooring included
- Freshly decorated
- Rear yard/bin storage area
- Quiet, yet central location
- Walk-in condition
- No chain



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The accommodation comprises Hallway, modern fitted Kitchen with a range of white goods, Lounge/Diner with attractive fireplace, 3 double Bedrooms, a useful Box Room, and family Bathroom. There is also a large Loft space accessed from the Flat and extending the full footprint, offering potential to extend (subject to relevant consents/agreement from other owners in the block).

This well-presented property boasts modern features, including gas central heating and double glazing. Recently redecorated and enhanced with brand new flooring throughout, it offers a fresh and inviting living space ready to move into.

APPROACH

Via access at the front of the property into the well-kept communal close, up 2 sets of stairs, and through an entrance door straight ahead.

HALLWAY

With obscured glass windows, radiator, small cupboard (housing the electric meter/fuse box), shelved recess, quality laminate flooring, radiator, access to the Loft, and doors leading to all rooms.

KITCHEN 3.25m x 2.35m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, cooker with gas hob, extractor hood, tall fridge/freezer, washing machine, dishwasher, ceiling downlights, luxury LVT flooring, and window to the front elevation.

LOUNGE/DINER 5.5m x 4.35m (max)

With 2 windows to the front elevation (with storage below), 2 radiators, attractive fireplace with electric fire, and quality laminate flooring.



BEDROOM ONE 4.35m x 3.15m

With window to the front elevation, built-in wardrobe, built-in cupboard (housing the hot water cylinder), radiator, and fitted carpet.

BEDROOM TWO 3.15m x 3m (max)

With window to the rear elevation, radiator, and fitted carpet.

BEDROOM THREE 3.05m x 2.85m

With window to the rear elevation, radiator, wash basin, freestanding wardrobe, and fitted carpet.

BOX ROOM 1.95m x 1.55m

With window to the rear elevation, and wood effect flooring. Potential to use as a Dressing Room or convert into a Shower Room

BATHROOM 1.95m x 1.55m

With modern white suite comprising bath with electric shower over, WC & wash basin, chrome heated towel rail, partially tiled walls, luxury LVT flooring, and window to the rear elevation.

EXTERNAL

A communal yard with bin storage area is situated to the rear of the building.



Top Flat 3 Glenshellach 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, gas, and drainage.

Council Tax: Band C

EPC Rating: C73

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 at the top, onto Drimvargie Road, and take another left onto Glenshellach Terrace. 3 Glenshellach Terrace is on the left and can be identified by the blue entrance door and 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.



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