



29 Creag an Airm

Oban | Argyll | PA34 4BX

Guide Price £205,000

Fiuran
PROPERTY

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29 Creag an Airm is an attractive ground floor Apartment offering 2 well-proportioned Bedrooms, set within a highly desirable development in the heart of Oban. Benefiting from private parking and access to beautifully maintained communal gardens, this property presents an excellent opportunity for both residential buyers and investors.

Special attention is drawn to the following:

Key Features

- Centrally located ground floor Apartment
- Sought after development with private parking
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Glazed sliding doors from Lounge
- Electric storage heating
- White goods, TVs, window & floor coverings included
- Secure entry system
- Excellent storage
- Shared garden/drying green
- No chain



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The accommodation comprises entrance Hallway with 2 large built-in cupboards, fitted Kitchen, spacious Lounge/Diner with glazed doors leading to the shared garden, 2 double Bedrooms with built-in wardrobes, and accessible Shower Room.

With excellent storage, this bright ground floor apartment benefits from effective electric heating and a secure entry system. The original storage heaters have been replaced with newer models. The property enjoys a quiet yet central location with private residents' parking. There is also a communal drying green.

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

APPROACH

Via secure entrance door at the front of the building into the communal close, up 3 steps, and through an entrance door straight ahead on the left.

HALLWAY

With electric storage heater, 2 large storage cupboards (one housing the hot water cylinder), fitted carpet, and doors leading to the Lounge/Diner, both Bedrooms and the Shower Room.

KITCHEN 4.55m x 2.4m (max)

Fitted with a range of base & wall mounted units, wood effect work surfaces, sink & drainer, tiled splash-backs, electric cooker, extractor hood, new washing machine, dishwasher, counter-top oven, microwave, electric storage heater, wood effect flooring, and 2 windows to the rear elevation.



LOUNGE 4.55m x 4.4m

With glazed sliding doors to the garden, electric storage heater, TV, fitted carpet, and door leading to the Kitchen.

BEDROOM ONE 3.35m x 3.2m

With window to the rear elevation, electric wall heater, built-in wardrobes, under-counter freezer, and fitted carpet.

BEDROOM TWO 3.35m x 2.85m

With window to the rear elevation, electric wall heater, TV, large built-in wardrobe, and fitted carpet.

SHOWER ROOM 2.75m x 2.1m

With modern white suite comprising WC & wash basin, accessible shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, resin flooring, and obscured glass window to the front elevation.

GARDEN

There is a well-maintained communal garden/drying green to the rear & side of the property, and private parking to the front.



29 Creag an Airm, 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: C77

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 the first left onto Campbell Street, then turn right into Creag an Airm. No. 29 is on the left and is accessed through the secure entry door in the corner.

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.

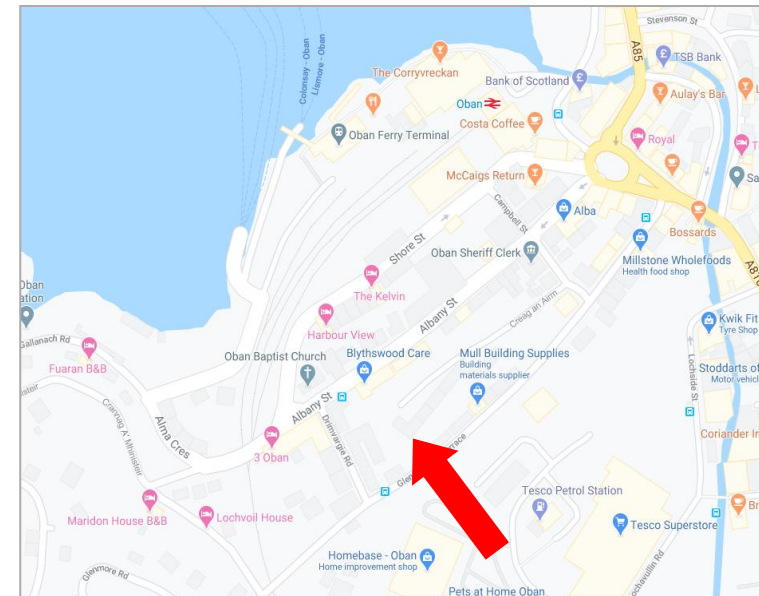
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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