



15 The Greens, Glencruitten Road

Oban | Argyll | PA34 4DD

Guide Price £185,000

Fiuran
PROPERTY

15 The Greens, Glencruitten Road

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15 The Greens is a modern top-floor 2 Bedroom Flat situated in an attractive block of 6 properties. This well-presented apartment enjoys an enviable position overlooking Glencruitten Golf Course in Oban. Additional benefits include residents' parking and access to a communal garden, offering both convenience and a pleasant outdoor space.

Special attention is drawn to the following:

Key Features

- Spacious top floor Flat with 2 Bedrooms
- Wonderful, elevated views across golf course
- Conveniently located close to town centre
- Hallway, brand new fitted Kitchen, Lounge/Diner
- Bathroom, 2 double Bedrooms, En Suite Shower Room
- Replacement 'Dimplex' electric heating
- Double glazing throughout
- Newly fitted carpets & flooring
- Modern features, including ceiling downlights
- Built-in mirrored wardrobes
- White goods included
- Communal garden surrounding property
- Off-street residents' parking



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The accommodation comprises entrance Hallway, brand new fitted Kitchen with glazed doors leading to the bright & spacious Lounge/Diner with elevated views of Oban's golf course and surrounding countryside, 2 double Bedrooms (both with built-in mirrored wardrobes), En Suite Shower Room, and a family Bathroom. There is also a Loft space.

Built in the late 90s, 15 The Greens benefits from double glazing, replacement electric heating, and new carpets/flooring. There is a shared garden surrounding the property, and private residents' parking to the rear. In walk-in condition, it is brought to the market with no chain.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking to the rear of the property and shared entrance at the rear into the communal close, up 2 sets of stairs, and through a door on the right leading into the Hallway.

HALLWAY

With electric storage heater, built-in cupboard (housing the hot water cylinder), vinyl flooring, and doors leading to all rooms.

KITCHEN 3.3m x 2.7m

Newly fitted with a range of modern grey gloss base & wall mounted units, work surfaces with matching splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge & freezer, ceiling downlights, vinyl flooring, electric storage heater, windows to the front & side, and glazed doors leading to the Lounge/Diner.



LOUNGE/DINER 5.35m x 3.9m (max)

With 2 windows to the front, electric storage heater, further wall-mounted electric heater, ceiling downlights, and fitted carpet.

BEDROOM ONE 4m x 2.4m

With window to the rear elevation, wall-mounted electric heater, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.05m x 1m

Fitted with a white suite comprising WC & wash basin, shower enclosure with mixer shower, partially tiled walls, ceiling downlights, vinyl flooring, and window to the rear elevation.

BEDROOM TWO 4m x 2.85m (max)

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

BATHROOM 2.25m x 1.5m

With modern white suite comprising bath with mixer shower over, WC & washbasin, partially tiled walls, ceiling downlights, vinyl flooring, and window to the side elevation.

EXTERIOR

There is a communal garden surrounding the property, and free resident's parking to the rear of the building.



15 The Greens, 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 D

EPC Rating: C69

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, take the A816 towards Lochgilphead. Where the road forks at Glencruitten Church, take the left-hand fork and continue up the road. The Greens is on the left, just after the entrance to Glencruitten Gold Club. No.15 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.

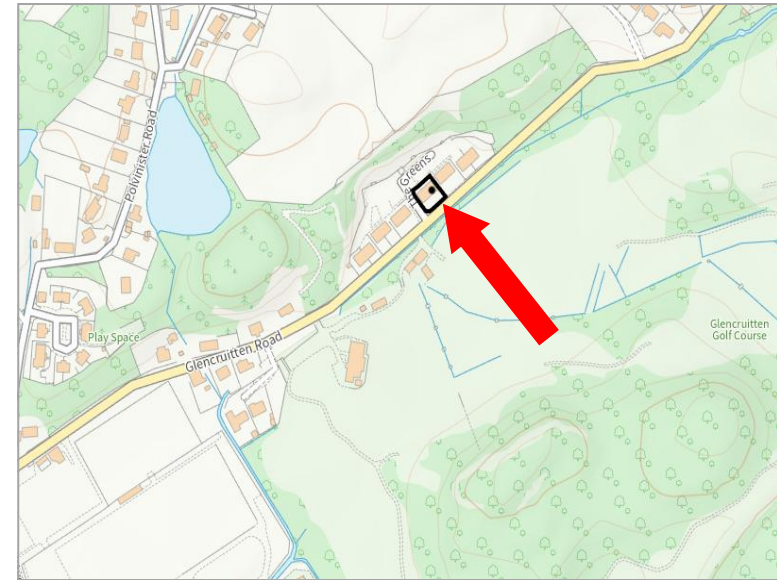
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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T: 07872 986 164

E: info@fiuran.co.uk

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

