



2A Angus Terrace

Oban | Argyll | PA34 4EG

Guide Price £199,950

Fiuran
PROPERTY

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2A Angus Terrace is a generously proportioned ground-floor Flat with its own entrance, offering three double Bedrooms, set within the sought-after Glencruitten area of Oban. The property benefits from enclosed front and rear gardens, along with private off-street parking.

Special attention is drawn to the following:

Key Features

- Spacious 3 Bedroom ground floor Flat
- Hallway, Kitchen, Lounge/Diner
- 3 double Bedrooms, Bathroom
- Private front & back doors
- Double glazing throughout
- Replacement electric heating
- Integrated white goods & flooring included in sale
- Private, enclosed front & rear gardens
- Raised decking with direct access from Kitchen
- Patio & timber garden shed
- Mono-blocked private parking area
- 10-minute walk to town and local amenities



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The accommodation comprises entrance Hallway with excellent storage, modern fitted Kitchen with door leading to the rear garden, spacious Lounge/Diner with electric fire, 3 double Bedrooms, and a large family Bathroom.

Presented in walk-in condition, the property offers spacious accommodation with modern replacement electric heating throughout and full double glazing.

The outdoor areas feature a mix of lawn, paving and timber decking, all enclosed by timber fencing. To the front, there is a monoblock-paved driveway providing off-street parking. The rear garden includes a raised decking area, a patio, and a timber garden shed, offering excellent space for outdoor living and storage.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via entrance door at the side of the property into the Hallway.

HALLWAY

With electric storage heater, 3 built-in storage cupboards (one housing the hot water cylinder), wood effect flooring, and doors leading to the Lounge/Diner, all 3 Bedrooms, and the Bathroom.

LOUNGE/DINER 4.65m x 3.5m

With 2 windows to the front elevation, electric storage heater, attractive fireplace with electric fire, shelved recess unit, wood effect flooring, and door leading to the Kitchen.

KITCHEN 2.75m x 2.4m

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, sink & drainer, built-in electric oven & microwave, ceramic hob, stainless steel cooker hood, integrated dishwasher, vinyl flooring, and glazed door leading to the rear garden.



BEDROOM ONE 4.3m x 2.8m

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

BEDROOM TWO 3.45m x 3.2m

With window to the front elevation, wall-mounted electric heater, built-in cupboard, and fitted carpet.

BEDROOM THREE 3.45m x 2.7m

With window to the front elevation, wall-mounted electric heater, and fitted carpet.

BATHROOM 2.45m x 1.75m

With modern white suite comprising bath, WC & wash basin, corner shower enclosure with electric shower, vinyl flooring, and window to the rear elevation.

GARDEN

The property enjoys private, enclosed gardens to the front and rear. These outdoor spaces offer a combination of lawn, paving and timber decking, all set within timber-fenced boundaries. At the front, a monoblock-paved driveway provides convenient off-street parking. The rear garden features a raised deck, a patio area and a timber shed, creating a versatile setting for relaxation, entertaining and storage.



2A Angus 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, and drainage.

Council Tax: Band B

EPC Rating: D68

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, primary schools and a high school, churches, a general hospital, and many pubs, shops & restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Soroba Road passing through the first set of traffic lights. At the second set of traffic lights, take a left onto Miller Road. Veer to the right, and keep driving straight ahead into Angus Terrace. 2A is on the right, and can be identified by the For Sale sign.

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.

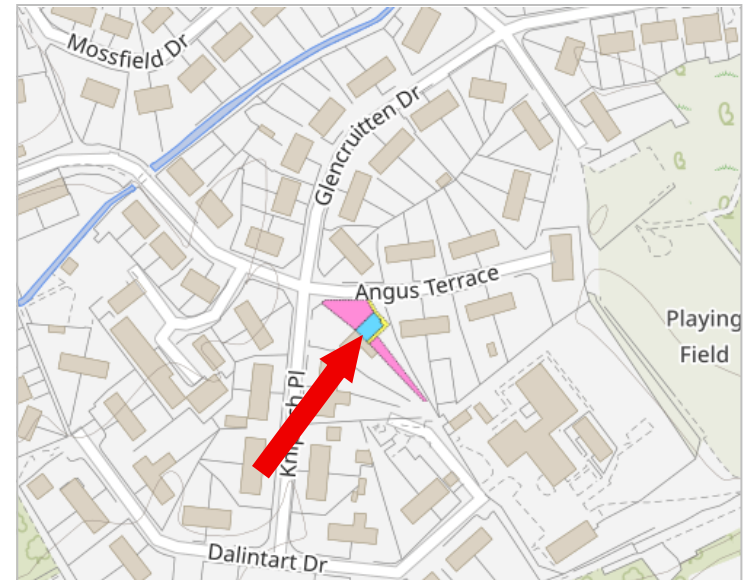
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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