



Gylan

Gallanach Road | Oban | PA34 4LS

Guide Price £249,950

Fiuran
PROPERTY

Gylen

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Gylen comprises two contemporary Apartments: a one Bedroom ground floor residence (Flat 1) and a spacious 2 Bedroom apartment on the upper floor (Flat 2). Ideally positioned overlooking the South Pier and just a short walk from the town centre, the property offers the added advantages of private outdoor spaces for each apartment and convenient parking to the front.

Special attention is drawn to the following:-

Key Features

- Detached dwelling comprising 2 modern Apartments
- Views across South pier towards Oban Bay
- Renovated throughout in recent years
- **Flat 1** with Lounge/Diner/Kitchen, Shower Rm & Bedroom
- **Flat 2** with Lounge/Diner/Kitchen, Shower Rm & 2 Bedrooms
- Double glazing throughout
- Effective electric heating throughout
- Good storage, including built-in wardrobes
- White goods, window coverings & flooring included
- New windows & doors throughout
- Separate outdoor spaces with drying greens for each property
- Timber shed (housing a tumble dryer) for each property
- Free parking to front of property
- Convenient to ferry terminal, train station & bus stops
- Within walking distance of town centre & local amenities



Gylen comprises two contemporary Apartments: a one Bedroom ground floor residence (Flat 1) and a spacious 2 Bedroom apartment on the upper floor (Flat 2). Ideally positioned overlooking the South Pier and just a short walk from the town centre, the property offers the added advantages of private outdoor spaces for each apartment and convenient parking to the front.

The ground floor Apartment (Flat 1) comprises entrance Porch, Hallway with large storage cupboard, open-plan Lounge/Diner/Kitchen including a range of white goods and with Bay window to the front, large double Bedroom with built-in mirrored wardrobes, and a contemporary Shower Room.

The upper floor Apartment (Flat 2) comprises entrance Hall with modern Shower Room off and stairs rising to the top floor with open-plan Lounge/Diner/Kitchen with lovely elevated sea views, large double Bedroom with built-in mirrored wardrobes, and second Bedroom.

Both apartments have been tastefully renovated in recent years and feature internal insulation, new windows and doors throughout, along with modern electric heating.

Each property enjoys its own private garden area with a drying green, and a timber shed housing a tumble dryer.

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

FLAT 1 **APPROACH**

Via parking to the front of the property, and a few steps to the side, with pathway leading to the front Porch.

PORCH

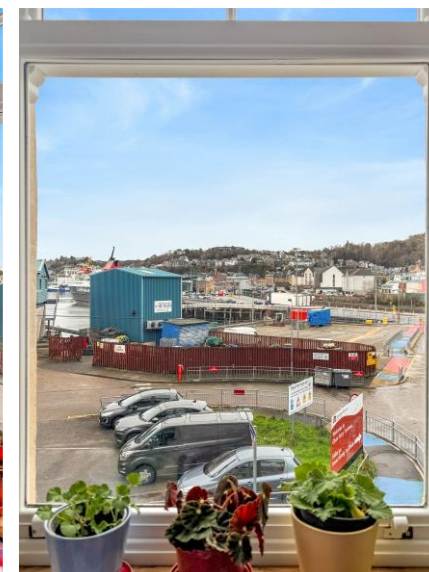
With storm doors to the front elevation, inset door mat, and glazed internal door leading to the Hallway.

HALLWAY

With large storage cupboard (housing the hot water cylinder), wood effect flooring, and doors leading to the Lounge/Diner, Bedroom, and Shower Room.

LOUNGE/DINER 5.5m x 3.35m (max)

Open-plan to the Kitchen, with Bay window to the front elevation, further window to the side, wall-mounted electric heater, and wood effect flooring.



KITCHEN 3.2m x 1.3m

Fitted with a range of modern cream base & wall mounted units, wooden work surfaces & breakfast bar, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, fridge (with freezer compartment), washing machine, tiled flooring, and window to the side elevation.

BEDROOM 4.7m x 3.4m (max)

With Bay window to the front elevation, wall-mounted electric heater, 2 built-in mirrored wardrobes, and wood effect flooring.

SHOWER ROOM 2.35m x 1.65m

Fitted with a modern white suite comprising WC & vanity wash basin, large shower enclosure with mixer shower, heated towel rail, partially tiled walls, tiled flooring, ceiling downlights, and window to the side elevation.

FLAT 2**APPROACH**

Via parking to the front of the property, up steps leading to the rear of the property, and entrance into the Hall at the rear.

HALL & STAIRS

With fitted carpet, access to the Loft from the top landing, and doors leading to the Shower Room, Kitchen, Bedroom One, and Bedroom Two.



SHOWER ROOM 2.65m x 1.35m

With modern white suite comprising WC and wash basin, large shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, tiled flooring, and window to the side elevation.

KITCHEN 3.5m x 1.3m

Open-plan to the Lounge/Diner, fitted with a range of modern cream base & wall mounted units, wooden work surfaces & breakfast bar, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, fridge (with freezer compartment), washing machine, wood effect flooring, and window to the side elevation.

LOUNGE/DINER 4.75m x 4.7m (max)

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

BEDROOM ONE 4.25m x 3.25m (max)

With Bay window to the front elevation with sea views, 2 built-in mirrored wardrobes, wall-mounted electric heater, and wood effect flooring.

BEDROOM TWO 2.6m x 1.85m

With window to the front elevation with sea views, and wood effect flooring.

GARDEN

Both apartments enjoy private outdoor areas finished with stone chippings, each featuring a bench and rotary clothes airer. The outdoor space for Flat 2 further benefits from elevated sea views.



Gylen, 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: Each Flat is Band B

EPC Rating: D62

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, follow the signs for the South Pier (CalMac ferry pier). Gylen is located on the left, directly opposite the entrance to the South Pier, 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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