



FLAT 3 | SOROBA HOUSE | SOROBA | OBAN | PA34 4SB

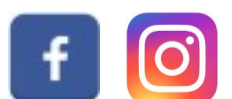
FIXED PRICE: £100,000 (£15,000 BELOW HOME REPORT)

The subjects of sale forms a desirable first floor flat, located in the quiet area at Soroba House, on the edge of the west coast town of Oban. In very good order throughout and neutrally decorated, Flat 3 benefits from electric heating and retains the original sash and case windows. The property is deceptively spacious and conveniently arranged over one level. The open-plan living area with bay window to the views, is flooded with natural light, and a most attractive feature. Due to the size and location, the property would make a fantastic first time buyer, permanent or holiday home, and would also provide an excellent investment opportunity in an extremely buoyant rental, or self-catering, market.

Oban itself provides a comprehensive range of services, both commercially and culturally. The town boasts a wide variety of businesses, offices, shops, restaurants, cafes and bars while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as "The Seafood Capital of Scotland", the town is also the Gateway to the Isles, with ferry, train and air services linking the islands to the mainland and central belt.

- Desirable First Floor Flat
- Elevated Views
- Convenient Town Location
- Open-Plan Lounge, Dining & Kitchen Area
- Double Bedroom
- Bathroom
- Sash and Case Single Glazing & Electric Heating
- One Residential Parking Space
- EPC Rating: F 29

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Accommodation

Entrance Hallway 2.0m x 1.4m

With wooden entrance door. Built-in cupboard, housing hot water tank. Doors to open-plan living area, double bedroom and bathroom.



Open-Plan Lounge, Dining & Kitchen Area 6.7m x 4.3m

Slightly L-shaped, with single glazed sash and case bay window and window to front. Fitted with white kitchen units, offset with granite effect work surfaces and splashback. Stainless steel sink unit. White extractor hood over.



Bedroom 3.8m x 3.7m

L-shaped, with single glazed sash and case window to side. Built-in wardrobe with mirrored sliding doors.

Bathroom 2.1m x 1.7m

Fitted with white suite of WC, wash hand basin, and bath with Mira shower over. Wet-walling splashback. Heated towel rail.

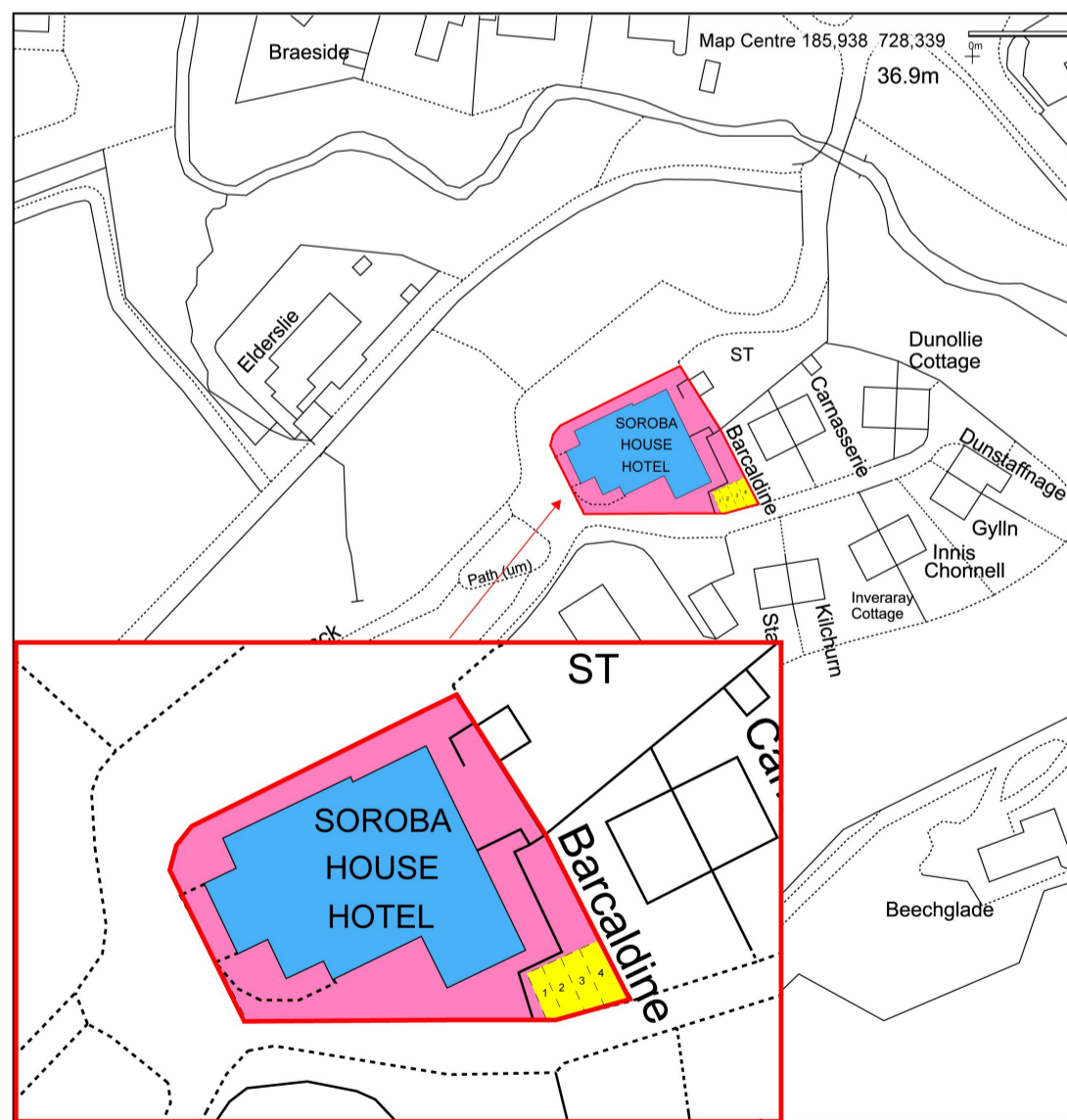


Parking Area

The sale includes one parking space to the rear of the property, highlighted as the number 3 on the title plan, shaded yellow.

Maintenance Fees

Whilst there are no factoring fees for the property, it is written in to the deed of conditions, that the Hotel will pay for 50% of any maintenance costs, with the remaining 50% will be split equally between the 4 flats.



Travel Directions

Approaching Oban from the north, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. At the roundabout, follow the road to the left, A816. Continue on this road for about a mile, passing the Fire Station at the roundabout and continue up the hill to the traffic lights. Turn right where signposted Soroba House, continue over the small bridge and bear left up to Soroba House. Drive round the property to the rear where there is a parking space for Flat 3. Go through the black entrance door (where key boxes for 1 & 3 are on the wall), proceed up the stairs, through the door, along the hallway and the entrance door for Flat 3 is on the right.

Title Plan

Key:
 Light Blue - Indicates the whole subjects of Soroba House, including Flat 3
 Pink - Grounds of Soroba House only
 Yellow - Parking spaces for Flats 1 - 4

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).

