



FLAT 3B | ANGUS TERRACE | OBAN | PA34 4EG



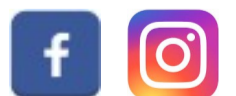
PRICE GUIDE: £190,000

The subjects of sale form a beautifully presented ground floor garden flat, boasting three double bedrooms, in the popular Glencruitten area of Oban. Presented to the market in walk-in condition, this immaculate property benefits from double glazing, a wood burning stove in the lounge, and electric heating. Due to the size and location, the property would make a fantastic first time buyers or permanent home, idyllic holiday retreat, and would also provide an excellent investment opportunity in an extremely buoyant rental 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 Ground Floor Garden Flat
- Convenient Town Location
- Lounge/Diner with Wood Burning Stove
- Modern Fitted Kitchen
- 3 Double Bedrooms
- Bathroom
- Double Glazing & Electric Heating
- Private Garden with Summer House
- Private Off-Street Parking
- EPC Rating: E 53

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Accommodation

Entrance Porch

UPVC door with half frosted glazed panel. Large storage cupboard, coat hooks and laminate flooring. Glazed door leading to the hallway.

Hallway

Built-in storage cupboard housing hot water cylinder. Wood effect laminate flooring. Doors leading to all rooms.

Kitchen 3.7m x 2.9m

With window to rear garden. Fitted with modern white shaker-style kitchen units, offset with solid wood work surfaces. Under unit lighting. Integral double oven. Electric hob with extractor hood over. Belfast sink unit. Tiled splashback. Integrated fridge/freezer and dishwasher. Plumbing for washing machine. Door to the rear garden.

Lounge/Diner 4.7m x 3.3m

With large window to front. Feature woodburning stove with solid wooden overmantle. Recessed unit with shelving. Wood effect laminate flooring.

Bedroom 4.4m x 2.9m

With window to rear. Built-in wardrobe with mirrored sliding doors.

Bedroom 3.6m x 3.4m

With window to front. Built-in wardrobe. Built-in storage unit with shelving.

Bedroom 3.6m x 2.8m

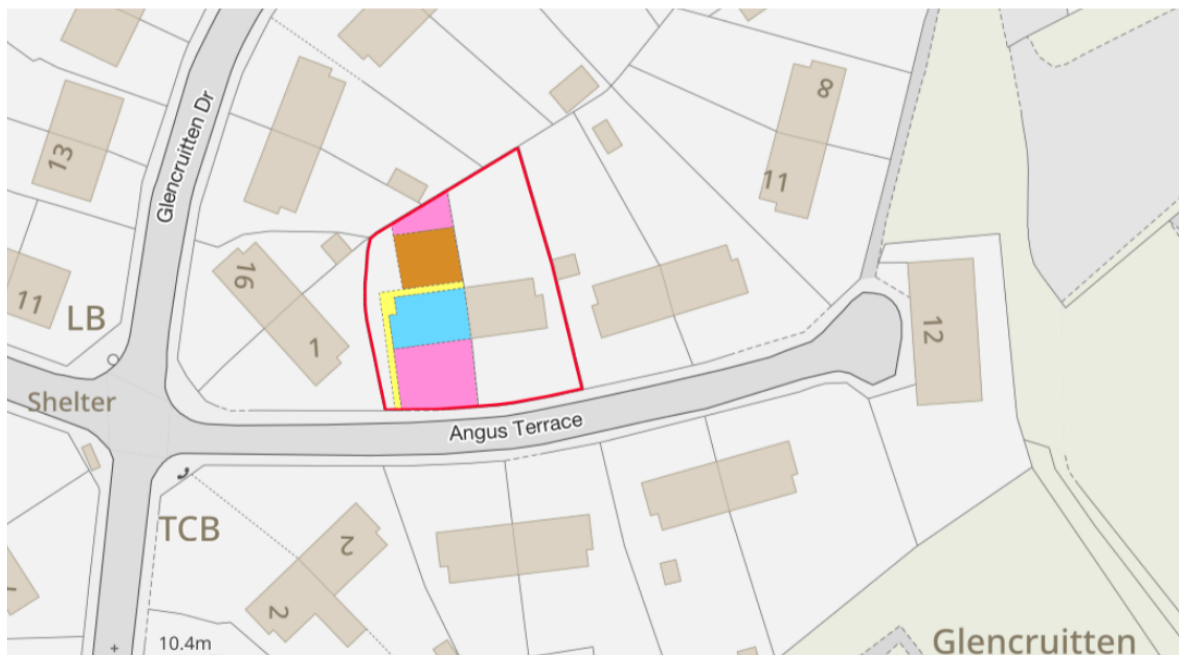
With window to front.

Bathroom 1.9m x 1.7m

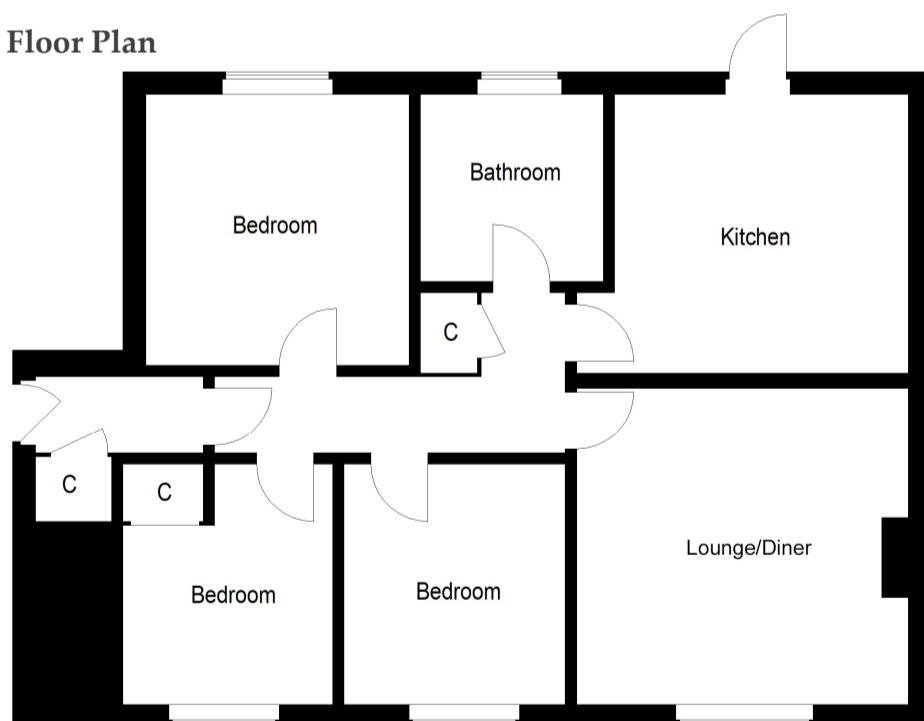
With frosted window to rear. Fitted with modern white suite of WC, wash hand basin and bath with Mira shower over. Tiled splashback. Wood effect laminate flooring.



Title Plan



Floor Plan



Garden

The garden to the rear is mainly laid to lawn, with a drying green and patio. The sale also includes an insulated Timber Summer House - 2.9m x 2.4m, with additional store section (2.4m x 0.9m), lighting and electricity. Further garden ground is located to the front of the property featuring a decorative planter and a monoblock driveway, providing off-street private parking.

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, Soroba Road (A816), passing through the first set of traffic lights. At the second set of traffic lights, turn left onto Miller Road. Continue driving straight ahead, into Angus Terrace. Number 3B is second block of four on the left.



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).