



FLAT 2 NETHERBRAE | CRAIGARD ROAD | OBAN | PA34 5NP



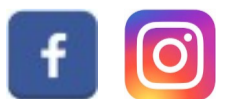
PRICE GUIDE: £110,000

The subjects of sale form an attractive second floor flat, located in the heart of Oban's town centre, with partial views towards Oban Bay. Ideally situated to take full advantage of the town's facilities and amenities, Flat 2 Netherbrae is in very good order, is double glazed and offers deceptively spacious accommodation conveniently arranged over one level. Comprising a generous lounge/diner with double windows and French doors to the modern kitchen, a bright double bedroom and bathroom, the property would make an ideal permanent, or first time buyer's home, and would provide an exciting business opportunity in a very 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, 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.

- Attractive Second Floor Flat
- Superb Central Town Location with Views
- Lounge/Diner
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Communal Garden Ground
- EPC Rating: E 48

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Accommodation

Entrance Hallway

With door to entrance doorway. Doors to bedroom, bathroom and lounge/diner.

Bedroom 4.1m x 2.7m

With two windows to front.

Bathroom 2.6m x 2.2m

L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin and bath with Triton shower over. Wet walling at shower area. Tiled splashback. Electric panel heater. Built-in cupboard with louvre door.

Lounge/Diner 3.9m x 2.1m

With two windows to views. French doors to kitchen.

Kitchen 3.9m x 2.1m

With window to rear. Fitted with modern gloss, grey coloured, kitchen units offset with wood effect work surfaces and upstands. Integral Hotpoint double oven, dishwasher, washing machine and fridge/freezer. Hotpoint hob with stainless steel chimney over. Stainless steel sink unit. Tiled splashback. Laminate flooring.

Garden

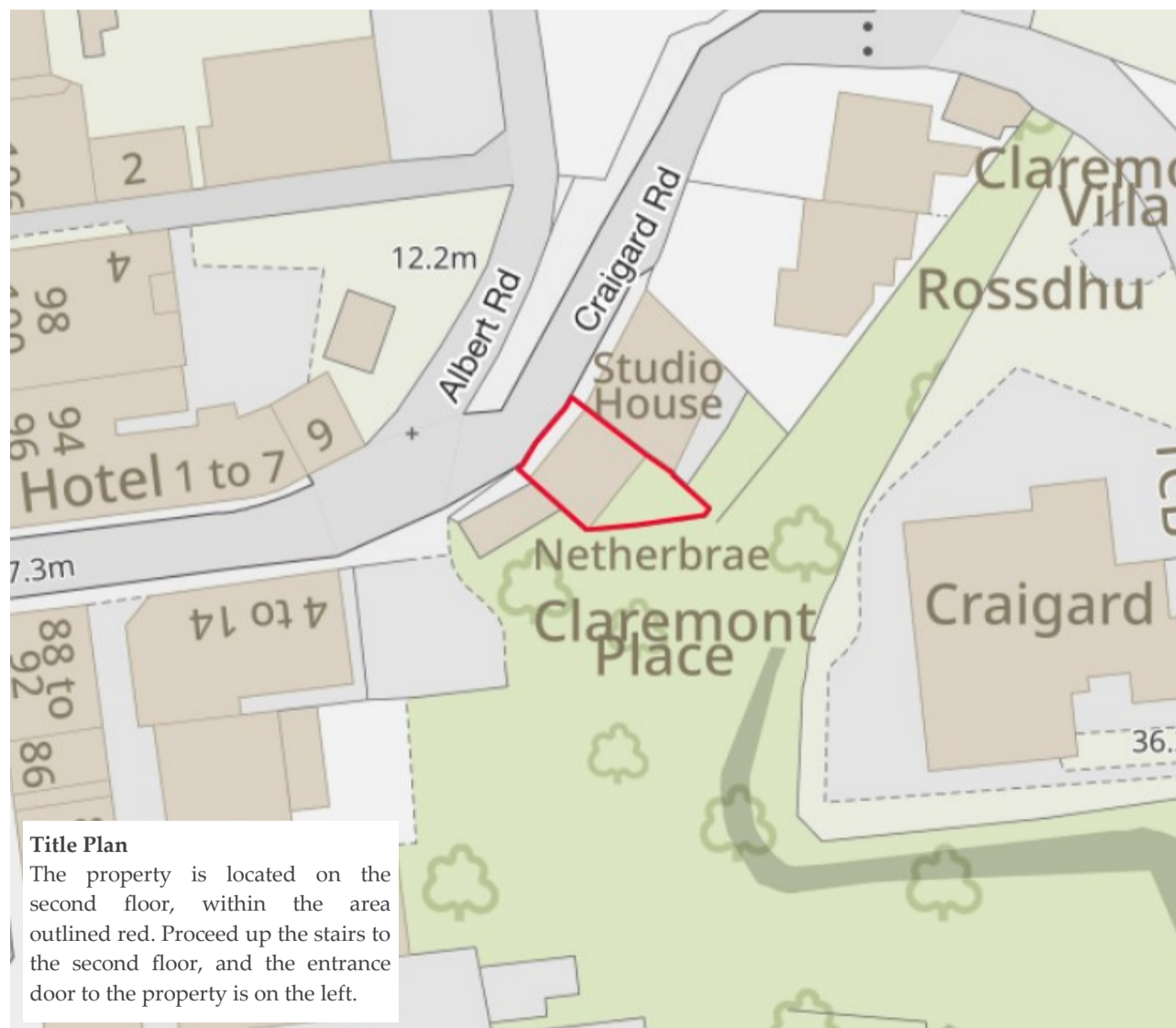
The property benefits from a right in common along with the other proprietors within the tenement to the ground at the rear.

Travel Directions

Entering Oban from the north, proceed ahead to the town centre on Dunollie Road then on to George Street for around 1/3 of a mile. Turn left directly after the green road sign for North Pier and Ganavan (before Nories Chip Shop) on to Craigard Road. Continue ahead and where the road splits to the left, keep ahead. The property is located in the building to the left of the pale blue shop, through the dark blue door. Once inside the main door, go up the stairs to the second floor, Flat 2 is located on the left.



Title Plan



Title Plan

The property is located on the second floor, within the area outlined red. Proceed up the stairs to the second floor, and the entrance door to the property is 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).

