



MacPhee & Partners



Flat 43C, Combie Street, Oban, PA34 4HS

**Second Floor Flat
Central Town Location**

Lounge

Kitchen

Bedroom

Shower Room

Double Glazing & 1 Electric Storage Heater

Communal Garden Grounds

EPC Rating: C 75

GUIDE PRICE: £65,000

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The subjects of sale form a second floor flat, conveniently situated in the centre of Oban. The accommodation comprises an entrance hallway, lounge, kitchen, bedroom, shower room and benefits from double glazing, and one electric storage heater in the lounge. The property requires renovation, however due to the size and location, would be ideally suited to a first time buyer or as an investment opportunity for the buoyant rental market, following works. A concrete courtyard with gated storage areas is located to the rear of the property and is shared amongst the individual flats.

Location

The subjects enjoy a prominent position on Oban's Combie Street. 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.

Accommodation

Entrance Hallway 2.2m x 1.6m

L-shaped, with entrance door. Built-in cupboard. Doors to

shower room, kitchen and lounge.

Shower Room 2.5m x 2.1m

L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin set in vanity unit, and fully tiled shower cubicle, with Mira shower.

Kitchen 4.8m x 2.5m

L-shaped, with window to rear. Fitted with wood effect kitchen units, offset with granite effect work surfaces. Stainless steel one-and-a-half bowl sink unit. Built-in cupboard housing hot water tank.

Lounge 3.7m x 3.5m

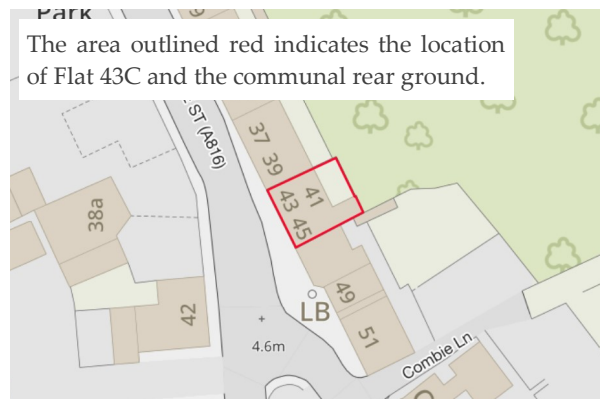
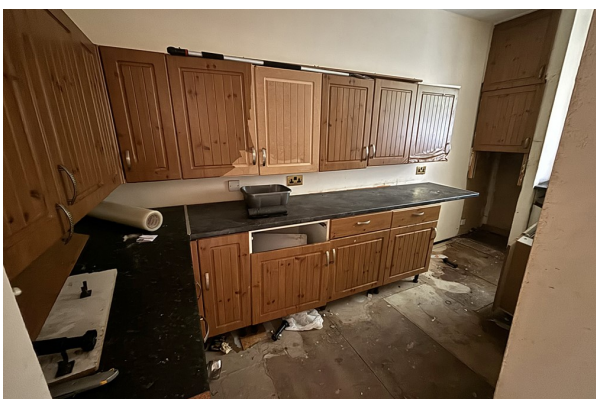
With window to front.

Bedroom 3.6m x 1.8m

With window to front.

Travel Directions

In Oban, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. Take the first left and continue on the A816 through the traffic lights on to Combie Street, turning left immediately before The Church of Scotland and where signposted Glencruitten Golf Club. The entrance door to the property is through the dark brown coloured door to the front, numbered 43. Proceed through the corridor and go up two flights of stairs. Flat 43C is located on the right hand side. Access to the rear communal grounds is out the rear door on the ground floor.



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

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