



1 ALBANY APARTMENTS | ALBANY STREET | OBAN | PA34 4AL



PRICE GUIDE: £185,000

The subjects of sale form an attractive ground floor apartment, located in desirable Albany Street in the centre of Oban. Ideally situated to take full advantage of the town's facilities and amenities, 1 Albany Apartments is in excellent order, offering deceptively spacious accommodation conveniently arranged over one level, and benefits from double glazing and electric heating. Recently upgraded and modernised throughout, the accommodation comprises a bright dual-aspect lounge/diner, newly installed quality fitted kitchen, two double bedrooms with built-in storage, all with new laminate flooring, a contemporary shower room, and built-in storage in the hallway. Due to the size and location, this fantastic property would make an ideal permanent or first time buyer's home, idyllic bolt-hole, or an exciting business opportunity in a very buoyant rental, or self-catering, market.

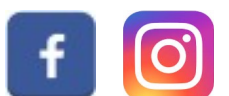
Oban itself provides a comprehensive range of services, both commercially and culturally. The town boasts a wide variety of businesses, shops, restaurants, cafes and bars while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as "The Seafood Capital of Scotland", the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



- Attractive Ground Floor Apartment
- Superb Central Town Location
- Lounge/Diner
- Modern Newly Installed Kitchen
- 2 Double Bedrooms
- Contemporary Shower Room
- Double Glazing & Electric Heating
- EPC Rating: F 35

MacPhee & Partners

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Accommodation

Entrance Hallway 4.2m x 4.7m

L-shaped, with wooden entrance door. Built-in cupboard, housing water tanks. Laminate flooring. Doors to lounge/diner, kitchen, shower room and bedrooms.

Lounge/Diner 4.8m x 3.4m

Slightly angled, with windows to front and front/side. Laminate flooring.

Kitchen 3.1m x 2.1m

With window to side. Fitted with modern newly fitted, navy coloured, shaker style kitchen units, offset with granite effect work surfaces and upstand. Stainless steel sink unit. Plumbing for washing machine.

Shower Room 2.0m x 1.7m

Fitted with modern white Roca suite of WC and wash hand basin, set in white gloss vanity unit, and fully wet-walled shower cubicle with Mira shower. Wet-wall splashback.

Bedroom 3.9m x 2.1m

Slightly L-shaped, with window to side. Open built-in cupboard area. Laminate flooring.

Bedroom 3.9m x 2.8m

L-shaped, with window to side. Open built-in cupboard area. Laminate flooring.

Travel Directions

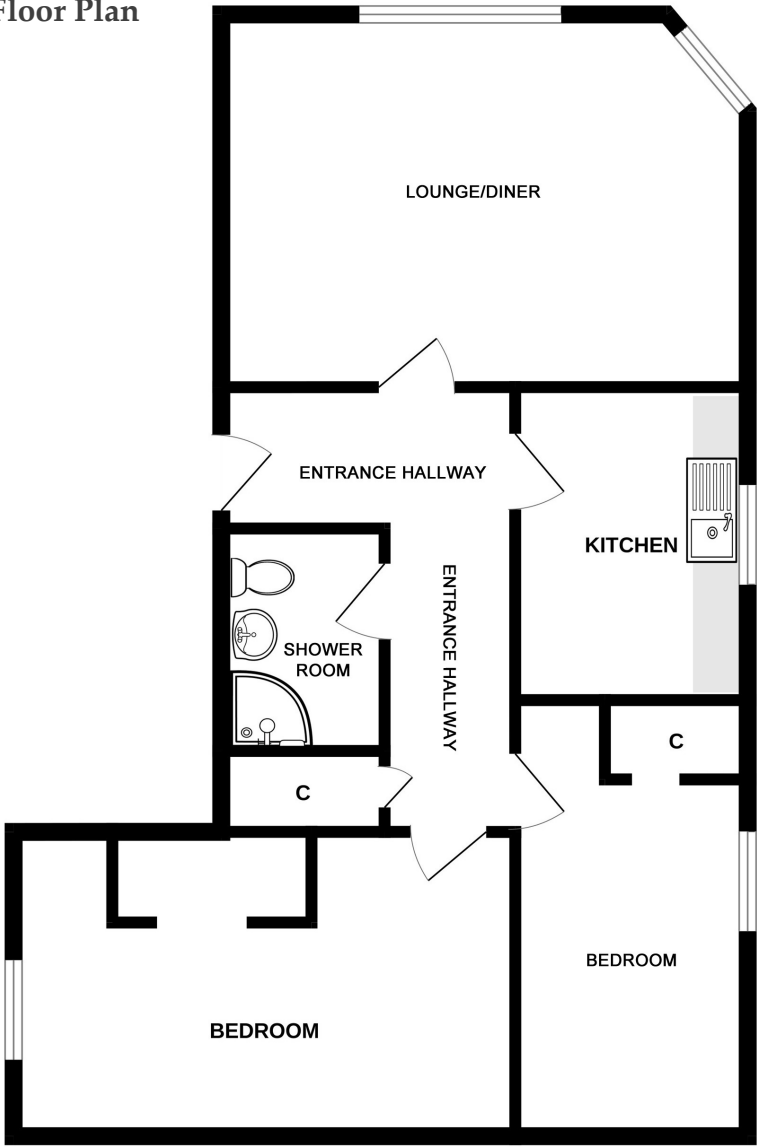
Approaching Oban from the north, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. Indicate right where signposted Gallanach, staying in the left hand lane. Proceed round, turning left immediately on to Albany Street. Continue ahead, passing the police station and Albany Stores, and Albany Apartments are clearly located on the left hand side. Enter Albany Apartments 1-8 and in the entrance hallway, Apartment 1 is located first on the left.

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Title Plan
The property is located on the ground floor, within the area shaded blue. Proceed through the building doors and the property is located on the left hand side.

Floor Plan



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 6)'.