

# DAWSONS



**FLAT 2  
106 GEORGE STREET  
OBAN  
PA34 5NT**

**A Generously Proportioned Second Floor Apartment**

**Convenient Town Centre Location**

**In Need of Significant Modernisation And Upgrading**

**Hall : Sitting Room : Dining Room : Kitchen**

**4 Bedrooms : Bathroom**

**Shared Entrance And Rear Garden**

**Guide Price £180,000**

*Oban*, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

This generously proportioned, four bedroomed, second floor apartment forms part of a substantial traditional stone building situated in a convenient town centre location and by virtue of its second floor position enjoys open views over George Street. Although in need of significant modernisation it does retain the elegance associated with a property of the Victorian era and offers the potential to be upgrading into a fine home.

**INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS**



## DETAILS OF ACCOMMODATION

**Hall** with half glazed external door to landing, cupboard, second cupboard housing hot water tank, storage heater, wall light, 2 ceiling light fittings, fitted carpet.

**Sitting Room:** 5.08m x 4.36m, windows to front and to side, electric fire in wood surround, cupboard, storage heater, ceiling light fitting, fitted carpet.

**Kitchen:** 2.09m x 2.07m, window to rear, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl sink with drainer, ceramic hob, oven, built-in microwave, fridge/freezer, washing machine, wall tiling, ceiling light fitting, vinyl flooring.

**Dining Room:** 4.60m x 3.03m, window to rear, storage heater, wall light, ceiling light fitting, fitted carpet, **Store Room:** 1.30m x 1.22m, with shelving and light.

**Bedroom 1:** 4.41m x 3.56m, window to front, wood fire surround, shower cubicle, cupboard, ceiling light fitting, fitted carpet.

**Bedroom 2:** 4.36m x 3.63m, window to side, whb, panel heater, ceiling light fitting, fitted carpet.

**Bedroom 3:** 3.96m x 3.29m, window to side, cupboard, fire surround, ceiling light fitting, fitted carpet.

**Bedroom 4:** 3.08m x 2.15m, window to front, wall light, ceiling light fitting, fitted carpet.

**Bathroom:** 2.14m x 1.66m, window to stairwell, bath, whb, wc, tiling to half height, ceiling light fitting, vinyl flooring.

## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage.

**Council Tax:** Band D. **EPC Rating:** D.

**Home Report:** Available from the Selling Agents together with Richardson & Starling Specialist Report

**Guide Price: One Hundred & Eighty Thousand Pounds (£180,000).** Offers are invited and should be submitted to the Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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