



## 1D Castle Road

Oban | Argyll | PA34 5AN

Offers Over £140,000

**Fiuran**  
PROPERTY



# 1D Castle Road

Oban | Argyll | PA34 5AN

Located just a short walk from Oban town centre, this modern top-floor Flat offers 2 generously sized Bedrooms and access to a communal garden/drying green. Recently redecorated throughout and presented in true walk-in condition, the property is offered to the market with no onward chain, making it an ideal choice for first-time buyers or investors alike.

Special attention is drawn to the following:-

## Key Features

- Modern top floor Flat
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Shower Room
- Laundry Room & Balcony
- Efficient electric heating & fully double glazed
- New flooring, doors & handles throughout
- Window coverings included
- White goods available under separate negotiation
- Good storage, including Store within close
- Large Loft, offering development potential
- Communal drying green with patio area to rear
- Free parking adjacent to property
- Local convenience store nearby & regular bus service
- Short walk to town centre
- No chain



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The accommodation comprises entrance Hallway with built-in cupboards, stylish Kitchen with newly fitted worktops, spacious Lounge/Diner with attractive fireplace & electric fire, 2 double Bedrooms, and a newly fitted contemporary Shower Room. There is also a Laundry Room and Balcony area.

With efficient electric heating & double glazing, the property also benefits from new flooring, internal doors & handles.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via shared entry at the front of the property, into the well-kept & recently decorated communal close, up 2 sets of stairs, and through an entrance door on the right.

### **HALLWAY**

With radiator, fitted carpet, 2 built-in storage cupboards (one housing the hot water cylinder), small cupboard housing the electric meter/fuse box, access to the Loft, and doors leading to the Lounge/Diner, both Bedrooms and the Shower Room.

### **KITCHEN** 3.35m x 2.05m

Fitted with a range of modern gloss white base & wall-mounted units, brand new worktops, stainless steel sink & drainer, built-in electric oven, ceramic hob, cooker hood, Respatex style wall panelling, vinyl flooring, space for a range of white goods, and window to the rear elevation. Fridge/freezer and washing machine available under separate negotiation, if required.



**LOUNGE/DINER** 4.5m x 3.65m (max)

With windows to the front & side elevations, 2 radiators, attractive fireplace with electric fire, and fitted carpet.

**BEDROOM ONE** 4.1m x 3.05m

With window to the front elevation, radiator, and fitted carpet. Potential to open-up doorway to Balcony.

**BEDROOM TWO** 3.35m x 3.05m (max)

With window to the rear elevation, radiator, and fitted carpet.

**SHOWER ROOM** 2.6m x 1.7m

Newly fitted with a modern white suite comprising WC & vanity wash basin, walk-in shower enclosure with electric shower, heated towel rail, ceiling downlights, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

**LOFT**

Large storage space. Potential to convert into further accommodation, subject to relevant consents.

**LAUNDRY & BALCONY AREA**

With power supply & space for tumble dryer. Potential to convert Balcony into further accommodation e.g. Study/walk-in wardrobe, subject to relevant consents.

**EXTERIOR**

The property benefits from a private Store located within the communal close. To the rear of the property, there is a shared garden/drying green. Free on-street parking is available adjacent to the property.





## 1D Castle Road, Oban



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity & drainage

**Council Tax:** Band B

**EPC Rating:** F33

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From Argyll Square in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae, then left into Castle Road. Flat 1D Castle Road is within the first block on the left and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

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## The town of Oban

