



## 3/1 Lismore House

Oban | Argyll | PA34 4NU

Offers Over £240,000

**Fiuran**  
PROPERTY

# 3/1 Lismore House

Oban | Argyll | PA34 4NU

3/1 Lismore House is an immaculately presented 2 Bedroom, third-floor Apartment in the heart of Oban, enjoying lovely views over Oban Harbour and towards the railway station. With lift access to all floors and a private allocated parking space, it offers comfortable, low-maintenance living and is currently operated as a successful holiday rental, making it an excellent investment as well as an ideal first home or retirement property.

Special attention is drawn to the following:-

## Key Features

- Attractive third floor Apartment in town centre
- Successful holiday let, with 1 year remaining on licence
- Wonderful sea views of Oban harbour
- Hallway, open plan Lounge/Kitchen/Diner
- Shower Room, 2 Bedrooms
- French doors leading onto Juliet Balcony
- App controlled 'Roointe' heaters throughout
- Fully double glazed
- White goods included in sale
- Available fully furnished under separate negotiation
- Lift to all floors & rubbish chute
- Secure entry system
- Allocated private parking space
- No chain



3/1 Lismore House is an immaculately presented 2 Bedroom, third-floor Apartment in the heart of Oban, enjoying lovely views over Oban Harbour and towards the railway station. With lift access to all floors and a private allocated parking space, it offers comfortable, low-maintenance living and is currently operated as a successful holiday rental, making it an excellent investment as well as an ideal first home or retirement property.

Enjoying all day sun, the accommodation comprises entrance Hallway, open-plan Kitchen/Diner, spacious Lounge with French doors leading to a Juliet balcony at the rear of the building with excellent sea views, 2 double Bedrooms, and a Shower Room.

Situated in the town centre, the property comes with its own private parking space and further visitor's parking. It is fully double glazed, and benefits from replacement 'Roointe' electric heating, which is controlled remotely via an app. Bedroom One is a spacious room with wardrobe recess and corner window looking over the Bay. There is ample storage with a large cupboard in the Hallway.

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

#### **APPROACH**

Via secure entry at the side of the property, into a well-kept communal Vestibule, up three sets of stairs, or in the lift, rising to the third floor.

#### **HALLWAY**

With wall-mounted electric heater, large airing cupboard housing the hot water cylinder, secure entry phone, fitted carpet, and doors leading to the Lounge/Kitchen/Diner, Shower Room, and both double Bedrooms.

#### **KITCHEN/DINER** 4.7m x 2.25m

Open plan to the Lounge and fitted with white base and wall mounted units, work surfaces over, sink & drainer, mosaic tiled splash-backs, ceiling-mounted extractor fan, Bosch dishwasher, Beko washing machine, Hotpoint electric cooker, Beko tall fridge/freezer, ceiling downlights, wall-mounted electric heater, and vinyl flooring.



**LOUNGE** 4.75m x 2.95m

With glazed French doors to the front elevation with Juliet Balcony which commands exceptional views of Oban Bay and the railway station, wall-mounted electric heater, and fitted carpet.

**BEDROOM ONE** 5.25m x 3.3m (max)

With window to the front/side elevation boasting spectacular sea views, wall-mounted electric heater, wardrobe recess, and fitted carpet.

**BEDROOM TWO** 3.15m x 2.7m

With window to the front elevation with views of the Bay and railway station, wall-mounted electric heater, and fitted carpet.

**SHOWER ROOM** 2m x 1.7m

Fitted with a white suite comprising corner shower enclosure with mixer shower, WC and washbasin, heated towel rail, ceiling-mounted extractor fan, Respatex style wall panelling, and laminate flooring.



### 3/1 Lismore House, 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, and drainage.

**Council Tax:** Band D

**EPC Rating:** B83

**Gross Internal Floor Area:** 65m<sup>2</sup>

**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

Situated in the town centre of Oban, adjacent to Station Square and above 'Bonmarche' clothing store.

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.

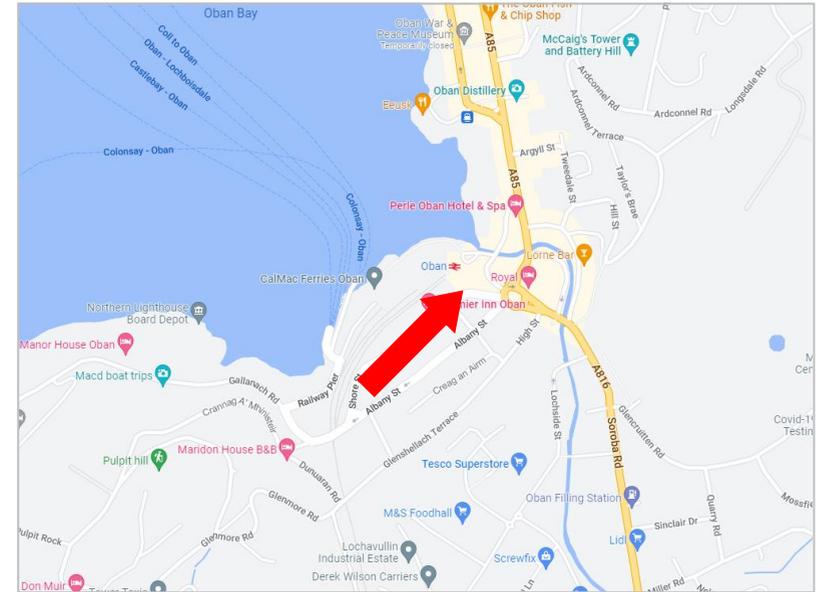
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 view the property in person and should they wish to pursue, 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

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

