



49A Combie Street

Oban | Argyll | PA34 4HS

Guide Price £150,000

Fiuran
PROPERTY

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49A Combie Street is a spacious and well-positioned 2 Bedroom first-floor Flat, ideally situated in the heart of Oban town centre. Benefiting from newly installed windows and modern electric heating, the property offers comfortable and convenient living within easy reach of the town's excellent amenities, shops, restaurants, and transport links.

Special attention is drawn to the following:-

Key Features

- Spacious first floor Flat
- Situated in Oban town centre
- Hallway, Kitchen, Lounge/Diner
- Bathroom, 2 Bedrooms
- Newly fitted double glazed windows
- Replacement electric heating
- Built-in wardrobe & fitted bedroom furniture
- White goods, sofa, window coverings & flooring included
- Communal garden/drying green to rear
- Timber garden shed
- Private external store
- Shared parking



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The accommodation comprises an entrance Porch, welcoming Hallway, bright and spacious Lounge, fitted Kitchen with feature lighting, family Bathroom, and 2 Bedrooms. Excellent storage is provided throughout, including a built-in wardrobe and fitted bedroom furniture.

Externally, the property benefits from a bin store, additional store, and a timber shed, offering useful outdoor storage. On-street permit parking is available to the front of the property, with shared off-street parking conveniently located to the rear.

APPROACH

Via shared entry at the front of the property, into the communal close, up 1 set of external stairs at the rear of the building, and through an entrance door on the left.

PORCH

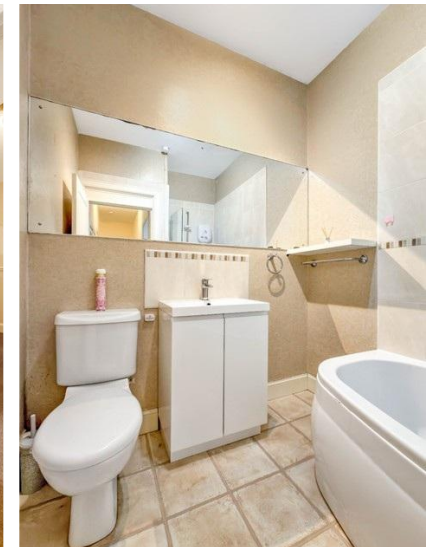
With window to the rear elevation, wood effect flooring, and glazed door leading to the Hallway.

HALLWAY

With built-in storage cupboard, electric storage heater, fitted carpet, opening to the Lounge, and doors leading to both Bedrooms & the Bathroom.

KITCHEN 3.2m x 2.2m

Fitted with a range of base & wall mounted units, work surfaces, tiled splash-backs, stainless steel sink & drainer, ceiling downlights, feature lighting, window to the front elevation, built-in oven & ceramic hob, washing machine, tall fridge/freezer, extractor hood, and tiled flooring.



LOUNGE 4.1m x 3.95m

With window to the front elevation, electric storage heater, fitted carpet, corner sofa, and opening leading to the Kitchen.

BEDROOM ONE 3.9m x 2.75m

With window to the rear elevation, wall-mounted electric heater, fitted carpet, and fitted bedroom furniture.

BEDROOM TWO 3.9m x 2.15m (max)

With window to the rear elevation, built-in wardrobe, and fitted carpet.

BATHROOM 1.9m x 1.6m

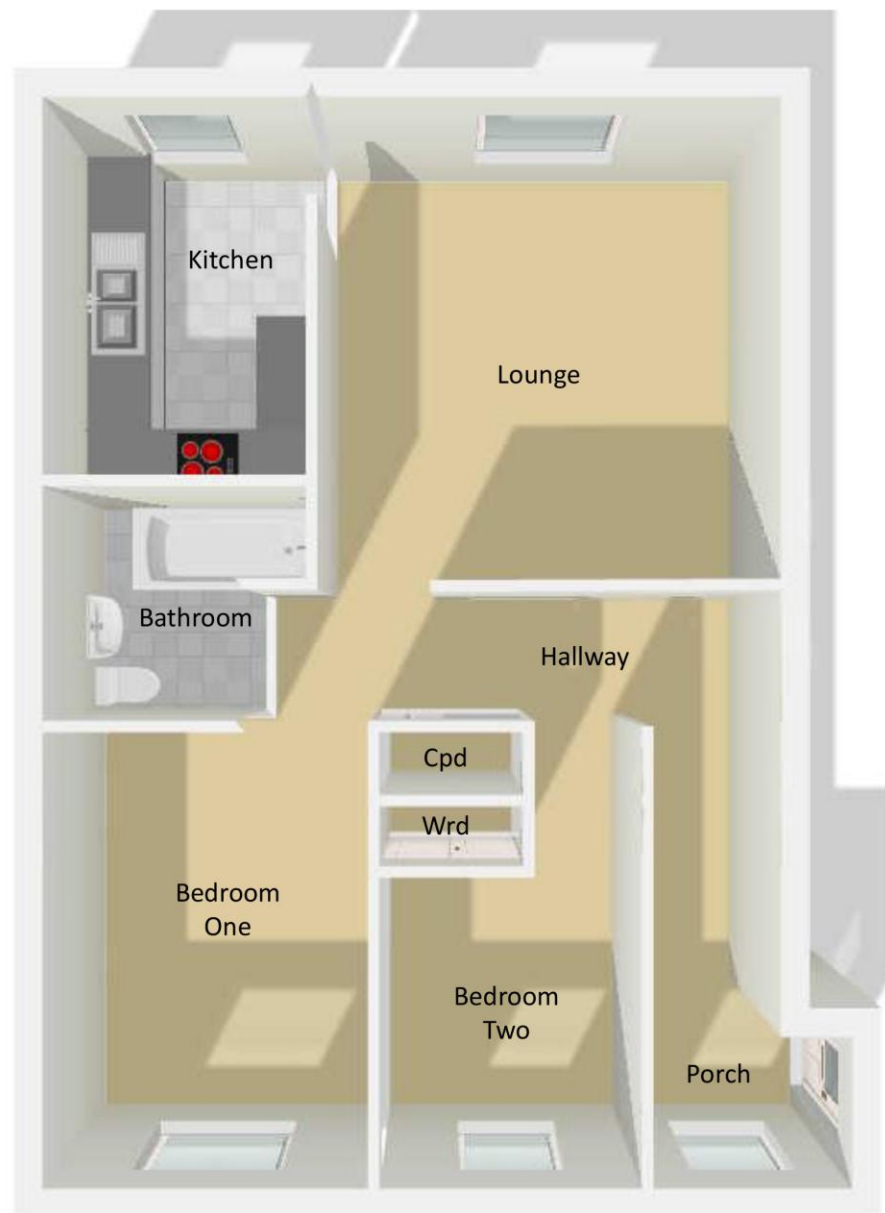
With white suite comprising bath with electric shower over, WC & vanity washbasin, partially tiled walls, and vinyl flooring.

EXTERNAL

A communal area of garden with drying green is located at the rear of the property. There is also an external store and a timber shed. There is on-street permit parking to the front of the property and shared off-street parking to the rear.



**49a Combie Street,
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 C

EPC Rating: C74

Gross Internal Floor Area: 58m²

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 head along Soroba Road. 49A Combie Street is on the left hand side just before the Parish Church and can be identified by the For Sale sign in the window.

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.

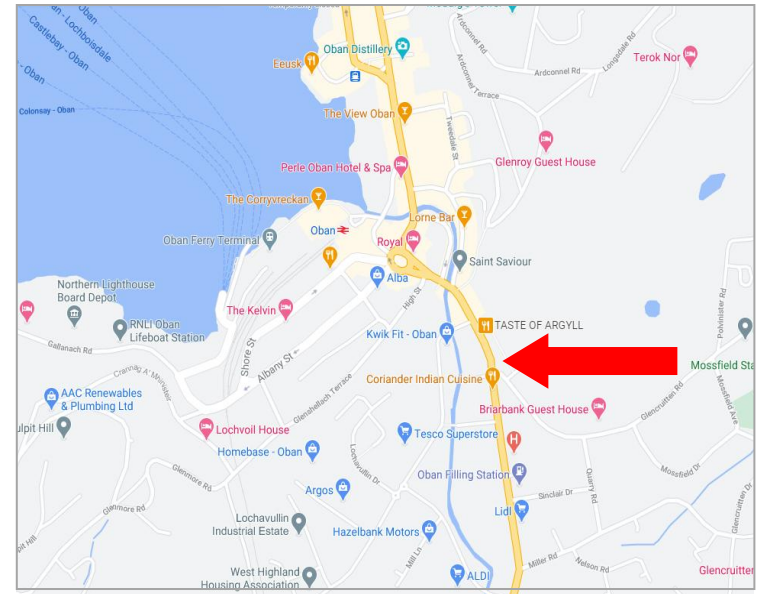
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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.



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T: 07872 986 164

E: info@fiuran.co.uk

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

