



Flat 7 Argyll Mansions, 44 George Street

Oban | Argyll | PA34 5SD

Offers Over £220,000

Fiuran
PROPERTY

Flat 7 Argyll Mansions, 44 George Street

Oban | Argyll | PA34 5SD

Situated on the top floor of the prestigious Category B listed Argyll Mansions building, Flat 7 is a beautifully presented and exceptionally spacious Apartment enjoying a prime position on Oban's iconic seafront. With 8 windows boasting panoramic views of Oban Bay & the islands beyond, it would make a spectacular home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Unique top floor Apartment in Oban town centre
- Prestigious, Category B listed, Argyll Mansions
- Panoramic views of Oban Bay & islands beyond
- Kitchen, Lounge/Diner, Bathroom, 3 Bedrooms, WC
- Period features complimented by modern touches
- 8 double glazed colonial style windows to front
- Economy electric heating
- Caledonian pine doors and floors
- Traditional fireplaces and wooden skirting
- Excellent storage throughout
- White goods, window coverings & flooring included in sale
- Furniture available under separate negotiation
- Immediate access to local facilities & services
- On-street permit parking (Residents Permit A)
- Secure entry system & shared residents' store
- No chain



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Thoughtfully designed by architect William Leiper and built in the early 1900s, Argyll Mansions has been described as "one of Scotland's finest tenements". The apartment retains an abundance of original period character, including Caledonian pine doors and flooring, traditional fireplaces, and original wooden skirting boards, all seamlessly combined with comfortable modern living.

Rich in character and timeless elegance, this exceptional apartment presents a rare opportunity to acquire a distinctive home in the very heart of Oban. Ideally positioned just moments from the town's excellent range of shops, cafés, restaurants, harbour and picturesque waterfront, the property combines an enviable central location with outstanding period appeal. Further benefits include a secure entry system, a shared residents' store, and on-street permit parking available nearby.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Shared access from George Street via a tiled communal entrance hall and stair. Flat 7 is the only flat situated on the top floor.

HALLWAY

With 2 Velux style windows, electric storage heater, 3 built-in cupboards, wooden flooring, and doors leading to all rooms.

KITCHEN 3.25m x 2.65m

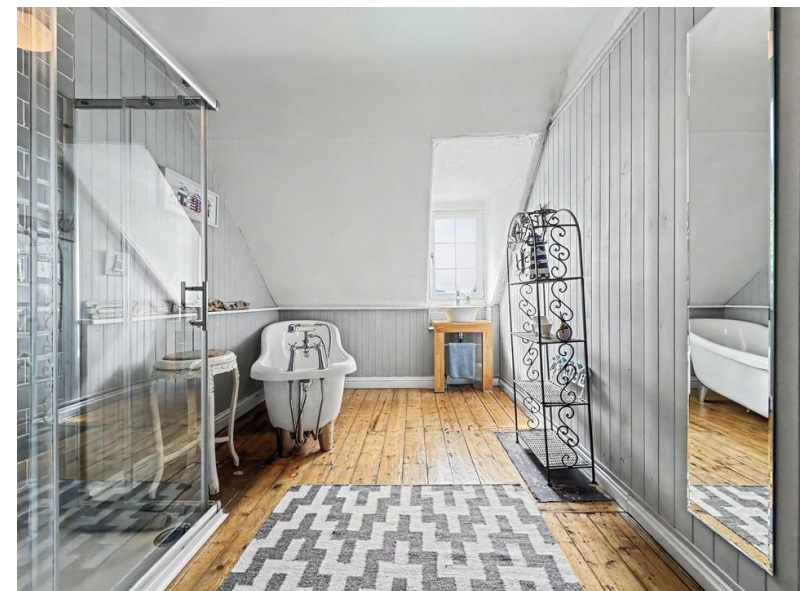
Fitted with a range of attractive base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, fridge, freezer, washing machine, wooden flooring, and window to the front elevation.

LOUNGE/DINER 5.15m x 4.2m

With dual aspect windows to the front & side elevations, electric storage heater, and wooden flooring.

BEDROOM ONE 4.5m x 3.35m

With window to the front, wall-mounted electric heater, attractive fireplace, storage alcove, and painted wooden flooring.



BEDROOM TWO 4.5m x 2.75m

With window to the front elevation, wall-mounted electric heater, painted wooden flooring, and access hatch to the Loft.

BEDROOM THREE (MASTER) 7.05m x 4.05m

With 2 windows to the front elevation, electric storage heater, storage alcove, access to the eaves, and wooden flooring.

BATHROOM 4.5m x 2.5m (max)

With white suite comprising freestanding bath & counter-top wash basin, large, tiled shower enclosure with electric shower, chrome heated towel rail, built-in wardrobe, wooden flooring, and window to the front elevation.

WC 2.05m x 1.4m

With WC, counter-top glass wash basin, partially tiled walls, vinyl flooring, and Velux style window to the rear elevation.

STORE 2.1m x 0.95m

With wooden flooring, and external door with access to the roof area.



Flat 7, Argyll Mansions, 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, gas, and drainage.

Council Tax Band: D

EPC Rating: F34

Gross Internal Floor Area: 110m²

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

Heading into Oban on the A85, follow the signs for the town centre. The property is located on George Street, the main thoroughfare into town. Press buzzer no.7 for access.

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.

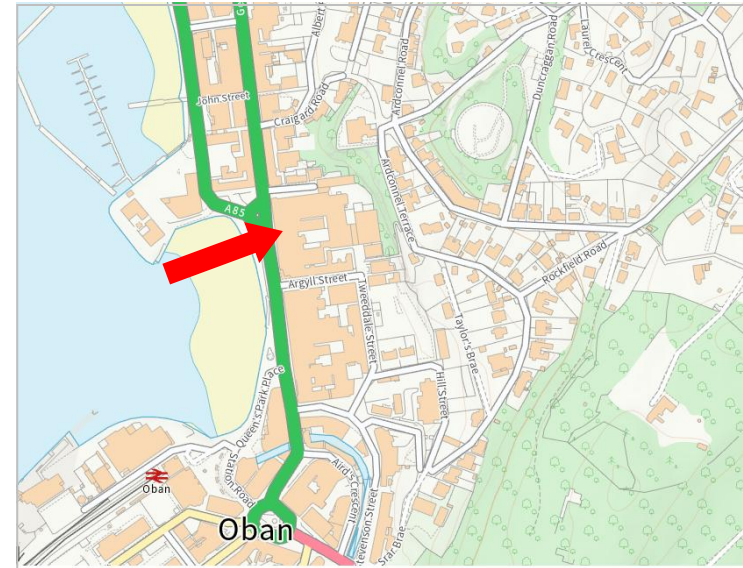
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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