



## 80A George Street

Oban | Argyll | PA34 5NN

Guide Price £175,000

**Fiuran**  
PROPERTY

# 80A George Street

Oban | Argyll | PA34 5NN

80A George Street is a stylish, modern first-floor Apartment offering two well-proportioned double bedrooms. Ideally situated in the heart of Oban town centre, the property provides convenient access to local amenities and transport links. This attractive home presents an excellent opportunity for first-time buyers or buy-to-let investors seeking a prime central location.

Special attention is drawn to the following:-

## Key Features

- Spacious first floor Apartment
- Hallway, Kitchen, Lounge
- 2 Bedrooms, Shower Room
- Triple glazed windows
- Effective electric heating
- Attractive oak internal doors
- Modern features throughout
- Window coverings, flooring & white goods included
- Convenient location for access to local amenities
- Close shared with only 1 other Apartment
- Walk-in condition
- No chain



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The well-presented accommodation comprises a welcoming entrance Hallway, a modern fitted Kitchen complete with a range of integrated white goods, and a bright, spacious Lounge enjoying an outlook over George Street. There is also a contemporary Shower Room and two generous double Bedrooms, both benefiting from built-in wardrobes.

Further enhancing its appeal, the property features triple glazing and efficient electric heating throughout. On-street permit parking is available nearby, adding to the overall convenience of this centrally located home.

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

### **APPROACH**

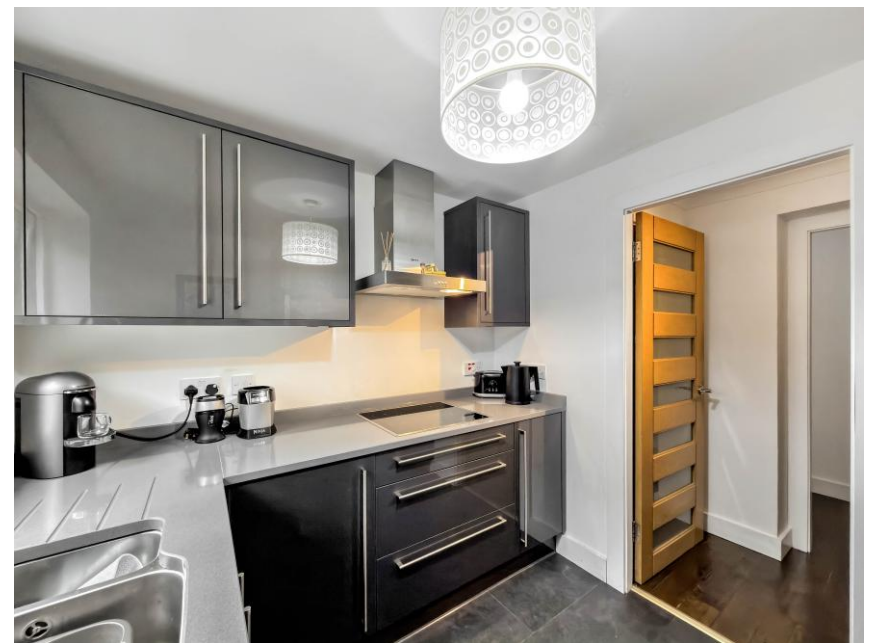
Via white entrance door to the left of 'Passing Place', up one set of stairs, and through a modern anthracite grey entrance door on the left into the Hallway.

### **HALLWAY**

With attractive wooden flooring, and doors leading to the Kitchen, Lounge, both Bedrooms and the Shower Room.

### **KITCHEN** 2.7m x 2.35m

Fitted with a range of modern black gloss base & wall mounted units, complementary work surfaces with matching up-stands, inset sink, built-in electric double oven & grill, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, washing machine & dishwasher, tile effect flooring, and window to the rear elevation.



**LOUNGE** 5.35m x 3.4m (max)

With 2 windows to the front elevation, wall-mounted electric heater, and attractive wooden flooring.

**BEDROOM ONE** 3.8m x 3.75m (max)

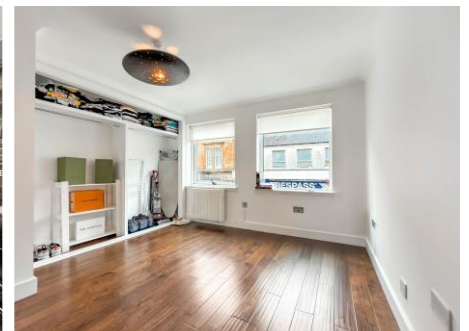
With window to the rear elevation, wall-mounted electric heater, built-in mirrored wardrobe, and fitted carpet.

**BEDROOM TWO** 3.65m x 3.4m (max)

With 2 windows to the front elevation, wall-mounted electric heater, 2 wardrobe recesses, and wooden flooring.

**SHOWER ROOM** 2.15m x 2.05m

With modern white suite comprising WC & wall-mounted wash basin, walk-in shower enclosure with mixer rain shower, chrome heated towel rail, tiled walls, tile effect flooring, and window to the rear elevation.



## 80A George 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:** D65

**Gross Internal Floor Area:** 58m<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

Heading into Oban on the A85, follow the signs for the town centre. 80A George Street is on the left, above 'Passing Place'.

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.

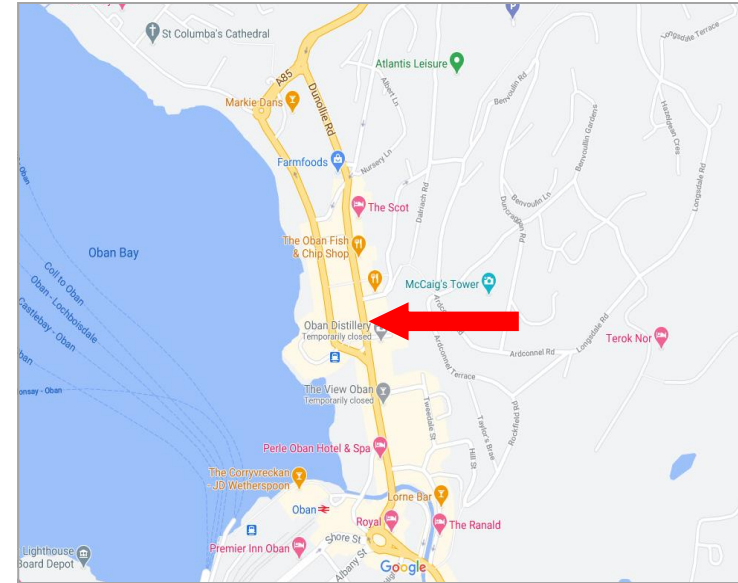
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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

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