



Flat 6, 10 Stevenson Street

Oban | Argyll | PA34 5NA

Guide Price £185,000

Fiuran
PROPERTY

Flat 6, 10 Stevenson Street

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Flat 6, 10 Stevenson Street is a modern 2 Bedroom top floor Apartment boasting bright, spacious accommodation with impressive cathedral ceilings and views of McCaig's Tower. Featuring a large floored Loft, newly fitted carpets, double glazing, electric storage heating and white goods included. Conveniently located close to Oban town centre, with permit on-street parking and no onward chain.

Special attention is drawn to the following:-

Key Features

- Modern top floor Apartment with 2 Bedrooms
- Bright & spacious, with high cathedral ceilings
- Lovely view of McCaig's Tower
- Hallway, open-plan Kitchen/Lounge/Diner
- Bathroom, 2 double Bedrooms
- Large floored Loft space
- Electric storage heating
- Newly fitted carpets
- Double glazing throughout
- Smoke detector system throughout block
- White goods included in sale
- Shared bin area
- Ample on-street parking with permit available
- Convenient to town centre and amenities
- No chain



Situated on the top floor, this modern 2 Bedroom Apartment offers bright & spacious accommodation enhanced by impressive cathedral ceilings and an attractive outlook towards McCaig's Tower. Conveniently located within easy walking distance of Oban town centre, it is ideally suited to first-time buyers, investors or those seeking a low-maintenance home.

The well-proportioned accommodation comprises an entrance Hallway leading to a generous open-plan Kitchen/Lounge/Diner, two comfortable double Bedrooms and a modern Bathroom. A large floored Loft provides excellent additional storage space.

Further benefits include electric storage heating, double glazing throughout, newly fitted carpets, a smoke detector system serving the block, and white goods included in the sale. Externally, there is a shared bin area and ample on-street parking, with residents' permits available.

Offered with no onward chain, this is a superb opportunity to acquire a stylish home in a central location.

APPROACH

Via secure access at the front of the property into the communal close, up 2 sets of stairs, and through an entrance door on the left.

HALLWAY

With large built-in cupboard (housing the hot water cylinder & electric consumer unit), electric storage heater, newly fitted carpet, and doors leading to all rooms.

KITCHEN 3.75m x 3.55m (max)

Open-plan to the Lounge/Diner and fitted with a range of white base & wall mounted units, work surfaces, sink & drainer, tiled splash-backs, brand new built-in electric oven & ceramic hob, extractor hood, washing machine, tumble dryer, ceiling spotlights, wooden flooring, and Velux style Skylight to the rear elevation.



LOUNGE/DINER 4.3m x 4m (max)

With 2 windows to the front elevation, electric storage heater, ceiling spotlights, and wooden flooring.

BEDROOM ONE 4.05m x 3.7m (max)

With 2 windows to the front elevation, built-in wardrobe, ceiling spotlights, wall-mounted electric heater, and newly fitted carpet.

BEDROOM TWO 4m x 3.15m (max)

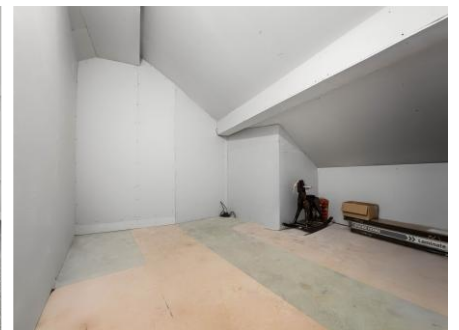
With 2 windows to the front elevation, built-in wardrobe with storage area above, ceiling spotlights, wall-mounted electric heater, and newly fitted carpet.

BATHROOM 2.2m x 1.85m (max)

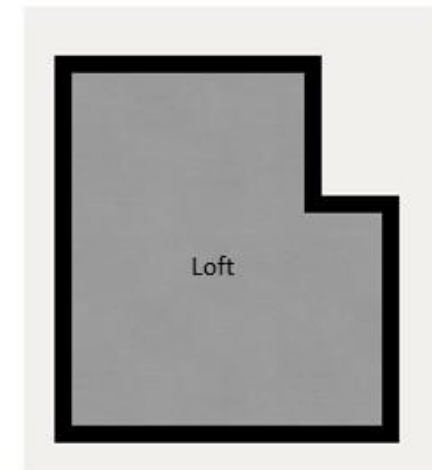
Fitted with a modern white suite comprising P-shaped bath with mixer shower over, WC & wash basin, wall-mounted mirror with LED lighting, heated towel rail, Respatex style wall panelling, and newly fitted vinyl flooring.

LOFT 3.25m x 2.85m (max)

Fully floored & sheeting, with lighting and Ramsay style ladder.



Flat 6, 10 Stevenson 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: B

EPC Rating: C74

Gross Internal Floor Area: 79m²

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 the A85 towards George Street. Take the 2nd exit on the right onto Stevenson Street. Flat 6, 10 Stevenson Street is on the right 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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