

DAWSONS



FLAT 1, 21 ARGYLL SQUARE OBAN, PA34 4AT

**A Bright And Spacious Top Floor Flat
Enjoying An Open Outlook Over The Square Equally Suited For
A First Time Buyer Or As A Buy To Let Investment**

**Hall : Sitting Room/Kitchen
2 Bedrooms : Shower Room
Shared Entrance**

Guide Price £150,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Offering an excellent opportunity for buy to let investors, this spacious two bed roomed flat enjoys open views over Argyll Square. With established tenants in place it would be a seamless process to transfer over to any purchaser who wished to continue with the tenancy. Alternatively it would also be suitable for a first time buyer or as holiday let accommodation, subject to licensing. The accommodation is bright and airy and is neutrally decorated. The flat is situated on the top floor, along with the neighbouring flat, which is also available for sale with an established tenant.

DETAILS OF ACCOMMODATION

Hall with external door to landing, panel heater, ceiling light fitting, fitted carpet.

Kitchen/Sitting Room: 4.20m x 4.19m, windows to front overlooking Argyll Square, wall mounted and floor standing units with worktops, hob with extractor over, oven, washing machine, stainless steel sink and drainer, integrated fridge/freezer, wall tiling, panel heater, ceiling light fittings, fitted carpet at sitting area, vinyl flooring at kitchen area.

Bedroom 1: 3.96m x 3.30m, window to rear, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 4.27m x 2.80m, window to front, panel heater, ceiling light fitting, fitted carpet.

Shower Room: 1.98m x 1.68m, shower enclosure with electric shower unit, glazed sliding door and wall tiling, whb in vanity unit with mirror cabinet and tiling over, wc, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.

GENERAL INFORMATION

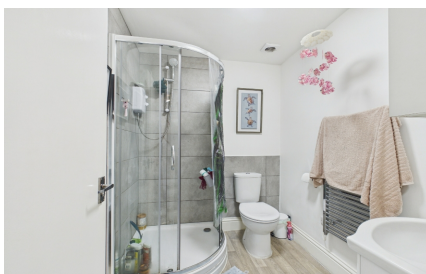
Services: Mains water, electricity and drainage. **Council Tax:** Band B.

Home Report: Available from the Selling Agents. **EPC Rating:** D57.

Guide Price: One Hundred & Fifty Thousand Pounds (£150,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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