



21H SHUNA TERRACE, OBAN, PA34 4YE

- A Well Presented Top Floor Maisonette Flat
- Enjoying Superb Far Reaching Views Over The Town
- Hall : Sitting Room : Kitchen/Dining Room
- 3 Bedrooms : Bathroom : Toilet
- Electric Heating : Excellent Storage
- External Store & Shared Drying Room
- Shared Drying Green & Car Parking

Guide Price £125,000

Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

21H Shuna Terrace is a substantial top floor maisonette flat situated in the Soroba housing development on the fringe of the town and by virtue of its elevated position enjoys superb far reaching views over the town towards the seascape beyond. The spacious accommodation benefits from a modern bathroom and kitchen with integrated appliances, together with excellent storage and an effective electric heating system, all adding to the appeal of this flat which is equally suitable as a family home or for residential letting purposes.



DETAILS OF ACCOMMODATION

Hall with external door to landing, storage cupboard, storage heater, ceiling light fitted, fitted carpet.

Sitting Room: 4.56m x 3.87m, windows to front, storage heater, ceiling light fitting, fitted carpet.

Bedroom 1: 3.33m x 2.53m, window to front, built-in wardrobe, panel heater, ceiling light fitting, fitted carpet.

A short flight of stairs leads to the **Upper Landing** with hatch to roof space, ceiling light fitting, fitted carpet.

Kitchen/Dining Room: 5.32m x 2.95m, window to rear, fitted with a range of wall mounted and floor standing units with worktops, built-in oven and microwave, ceramic hob with extractor over, 1½ bowl stainless steel sink with drainer, integrated fridge, freezer and washing machine, built-in cupboards, one housing hot water tank, storage heater, ceiling light fittings, vinyl flooring.

Bedroom 2: 3.25m x 2.57m, window to rear, fitted wardrobes, panel heater, ceiling light fitting, fitted carpet.

Bedroom 3: 3.15m x 1.76m, window to rear, fitted cupboard, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 1.67m x 1.45m, bath with electric shower over and glazed panel, whb in vanity unit, waterproof wall panelling, wall tiling, wall mounted fan heater, extractor fan, ceiling light fitting, vinyl flooring.

Toilet: 1.55m x 0.95m, wc, whb, extractor fan, ceiling light fitting, vinyl flooring.

External Landing with shared drying room and private store. Shared drying green and car park.

GENERAL INFORMATION

Services: Mains electricity, water and drainage. **Council Tax:** Band B. **EPC Rating:** C71.

Home Report: Available from the Selling Agents.

Guide Price: One Hundred & Twenty Five Thousand Pounds (£125,000). Offers are invited and should be submitted to the 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.



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