



23C Shuna Terrace

Oban | Argyll | PA34 4YE

Offers Over £110,000

Fiuran
PROPERTY

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23C Shuna Terrace is a spacious first floor Flat with 2 Bedrooms and magnificent views over Oban Bay and the islands. Conveniently located close to town centre and amenities, with double glazing, electric heating shared parking and good storage.

Special attention is drawn to the following:-

Key Features

- Spacious first floor flat with 2 Bedrooms
- Magnificent views of Oban Bay & islands
- Hallway, Kitchen/Diner, Lounge
- 2 Bedrooms, Bathroom, WC
- Private store & shared drying room
- Fully double glazed, electric storage heating
- Good storage throughout
- Window coverings & flooring included
- White goods & furniture available separately
- Replacement roof & external wall insulation
- Free, shared car parking
- Close to Oban Primary Campus
- Convenient to town centre and amenities



23C Shuna Terrace is a spacious first floor Flat enjoying magnificent views across Oban Bay towards the surrounding islands. Ideally situated close to Oban Primary Campus and within easy reach of the town centre and a wide range of local amenities.

The accommodation comprises a welcoming Hallway, spacious Kitchen/Diner, Lounge, two double Bedrooms, Bathroom and separate WC. There is good storage throughout, together with a private store and access to a shared drying room.

The flat is fully double glazed and benefits from electric storage heating, a replacement roof and external wall insulation, together with free shared car parking. The combination of superb views, generous accommodation and convenient location makes this an appealing property for a range of buyers.

APPROACH

Via shared entry at the front or rear of the building, up one set of stairs, through an entrance door straight ahead, then further door on the left leading into the Hallway.

HALLWAY

With stairs rising to the upper level, electric storage heater, shelved storage cupboard, fitted carpet, and doors leading to the Lounge & Bedroom One.

LOUNGE 4.55m x 3.75m (max)

With 2 windows to the front elevation with views of Oban Bay, electric storage heater, and fitted carpet.

BEDROOM ONE 3.5m x 3.35m (max)

With window to the front elevation with views of Oban Bay, built-in wardrobe, wall-mounted electric heater, and wooden flooring.



KITCHEN/DINER 5.25m x 2.8m

Fitted with a range of wooden base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, windows to the rear elevation, laminate flooring, and built-in shelved cupboards (one housing the hot water cylinder). White goods are available under separate negotiation.

BEDROOM TWO 4.3m x 3.85m (max)

With 2 windows to the rear elevation, wall-mounted electric heater, and wood effect flooring.

BATHROOM 2.4m x 1.9m (max)

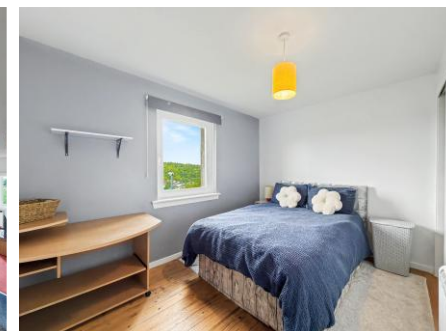
Newly fitted with a modern white suite comprising bath & vanity wash basin, large shower enclosure with electric shower, tiled walls, and vinyl flooring.

WC 1.25m x 0.9m

Fitted with a white suite comprising WC & wash basin, and tiled flooring.

EXTERNAL

There is a communal outhouse/drying area (shared with one other flat), and a private store.



23C Shuna Terrace, 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 & drainage

Council Tax: Band B

EPC Rating: C78

Gross Internal Floor Area: 81m²

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, primary schools and a high school, churches, a general hospital, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Soroba Road on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Take a left before the Soroba Store, into Scalpay Terrace carpark. 23C Shuna Terrace is on the far left, 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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