



4 John Street

Oban | Argyll | PA34 5NS

Guide Price £190,00

Fiuran
PROPERTY

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4 John Street is a beautifully refurbished top-floor Apartment offering spacious and stylish accommodation right in the heart of Oban town centre. Boasting 4 generously sized Bedrooms, the property combines modern finishes with a prime central location—ideal for family living or investment potential.

Special attention is drawn to the following:-

Key Features

- Spacious top floor Apartment in town centre
- Fully renovated and beautifully presented
- Hallway, Kitchen, Lounge
- 4 Bedrooms, Bathroom, Loft
- Fully double glazed
- Modern electric storage heating
- Window coverings & flooring included
- Well-kept, secure entry close shared with 1 other Flat
- Private outbuilding & communal garden area
- Convenient location for access to local amenities
- On-street (permit) parking
- Walk-in condition
- No chain



4 John Street is a beautifully refurbished top-floor Apartment offering spacious and stylish accommodation right in the heart of Oban town centre. Boasting 5 generously sized Bedrooms, the property combines modern finishes with a prime central location—ideal for family living or investment potential.

The accommodation comprises bright entrance Hallway with Skylight, modern fitted Kitchen, large Lounge, 4 double Bedrooms, and a contemporary Bathroom. There is also a Loft space.

In addition to its convenient location, 4 John Street is fully double glazed and benefits from efficient electric heating. Externally, there is a private outbuilding and communal garden area. There is on street (permit) parking to the front of the building.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via black entrance door with secure entry off John Street into the attractive communal close, up 3 sets of stairs, and through a white door at the top into the Hallway.

HALLWAY

With 2 electric storage heaters, shelved cupboard, ceiling downlights, fitted carpet, Skylight, and doors leading to all rooms.

KITCHEN 3.65m x 3.3m (max)

Newly fitted with a range of modern grey base & wall mounted units, work surfaces, sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, ceiling downlights, wood effect flooring, space for a range of white goods, and window to the side.

LOUNGE 5m x 3.9m (max)

With windows to the front elevation (with glimpses of Oban Bay), electric storage heater, sofa, and fitted carpet.



BEDROOM ONE 4.15m x 3.85m (max)

With window to the side elevation, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.8m x 2.7m (max)

With window to the front elevation, wall-mounted electric heater, and fitted carpet.

BEDROOM THREE 5m x 4.45m (max)

With window to the front elevation, built-in cupboard (housing the hot water cylinder) wall-mounted electric heater, and fitted carpet.

BEDROOM FOUR 4.6m x 4.45m (max)

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

BATHROOM 2.05m x 1.55m

Newly fitted with modern white suite comprising bath with electric shower over, WC & wash basin, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, and wood effect flooring.

EXTERNAL

There is a private outbuilding and communal garden to the rear of the property.





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. Gas supply to building.

Council Tax: Band D

EPC Rating: E54

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. 4 John Street is on the left (above The Jetty Gallery), and access is off George Street.

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 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

PROPERTY

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Oban Esplanade, a Stone's Throw from the Property

