



## 13A Argyll Street

Oban | Argyll | PA34 5SG

Guide Price £145,000

**Fiuran**  
PROPERTY



# 13A Argyll Street

Oban | Argyll | PA34 5SG

13A Argyll Street is a recently renovated two Bedroom first floor flat situated in the town of Oban, with gas central heating and modern features.

Special attention is drawn to the following:-

## Key Features

- Bright & modern first floor flat with two Bedrooms
- Situated in Oban town centre
- Hallway, Kitchen, Lounge/Diner
- Shower Room, 2 double Bedrooms
- White goods included in sale
- Gas central heating with new radiators
- Windows replaced in 2023
- Freshly decorated & new flooring throughout
- Re-wired & new fuse box
- Internal insulation to all external walls
- Shared garden to the rear
- On-street permit parking
- Close to local amenities and shops



13A Argyll Street is a recently renovated two Bedroom first floor flat situated in the town of Oban, with gas central heating and modern features.

The accommodation is well laid out and comprises an entrance Hallway, bright Lounge/Diner, modern fitted Kitchen with a range of white goods, contemporary Shower Room, and 2 double Bedrooms.

The property has been re-wired and benefits from replacement double glazed windows along with internal insulation to all external walls.

Centrally located, there is on-street permit parking to the front of the property. There is also a large, shared garden and bin yard to the rear.

The accommodation is arranged as follows:

### **APPROACH**

Via passageway with wrought iron gate to the front of the building, leading to a yard at the rear. From here, enter the turret staircase straight ahead, and go up one flight of stairs. Go through another door and to the end of the corridor. Flat 13A is on the right with the white entrance door.

### **HALLWAY**

With radiator, ceiling downlights, wood effect flooring, and doors leading to all rooms.

### **LOUNGE/DINER** 3.8m x 3.25m

With window to the front elevation, radiator, shelved recess with lighting, and fitted carpet.



**KITCHEN** 3.45m x 1.9m (max)

Newly fitted with a range of modern base and wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, integrated fridge/freezer and washing machine, built-in cupboard (housing the gas boiler), wood effect flooring, and window to the rear elevation.

**BEDROOM ONE** 3.2m x 2.45m

With window to the front elevation, radiator, fitted carpet, and freestanding wardrobe.

**BEDROOM TWO** 2.55m x 2.35m

With window to the rear elevation, radiator, built-in wardrobe, fitted carpet, single bed base & 2 bedside cabinets.

**SHOWER ROOM** 2.45m x 1.5m (max)

Newly fitted with a modern white suite comprising WC and wash basin, shower enclosure with Respatex style wall panelling & mixer shower, radiator & chrome heated towel rail, wall-mounted bathroom cabinet, ceiling downlights, partially tiled walls, wood effect flooring, and window to the rear elevation.





## 13A Argyll 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, gas, electricity & drainage.

**Council Tax:** Band C

**EPC Rating:** C79

**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 South on the A85 through Oban, turn left off George Street into Argyll Street. Flat 13A is near the top on the 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.

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

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.



## The town of Oban

