



11B Lorn Avenue

Oban | Argyll | PA34 5AP

Guide Price £95,000

Fiuran
PROPERTY

11B Lorn Avenue

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11B Lorn Avenue is one Bedroom top floor Flat in a popular residential area, conveniently located for Oban town centre, local amenities and good bus services. Requiring upgrading, the property offers excellent potential for those looking for their first home or an investment opportunity.

Special attention is drawn to the following:-

Key Features

- Top floor Flat with one Bedroom
- Popular residential area
- Kitchen, Lounge/Diner, Shower Room
- Fully double glazed
- Electric storage heating
- Excellent storage including Loft
- Roof recently maintained
- Communal garden/drying green
- Good bus service & local shop
- Local primary school nearby
- Convenient to town centre and amenities
- Offering improvement potential
- No chain



Situated in a popular residential area of Oban, 11B Lorn Avenue is a top floor one Bedroom Flat offering an excellent opportunity for those seeking their first home or an investment opportunity.

The accommodation comprises a Kitchen, spacious Lounge/Diner, double Bedroom and Shower Room, with the property benefiting from full double glazing and electric storage heating.

Externally, residents have access to a communal garden and drying green, while the property is well placed for local amenities. A good bus service and local shop are nearby, with a primary school also within easy reach. Oban town centre is conveniently accessible, providing a wide range of shops, cafés, restaurants and other amenities.

Requiring upgrading and modernisation throughout, the flat offers considerable potential to create a comfortable home to suit individual tastes and requirements. The property is offered for sale with no onward chain.

APPROACH

Via communal entrance at the front of the property into the well-kept close, up a set of stairs, and through an entrance door on the left into the Hallway.

HALLWAY

With electric storage heater, 2 built-in storage cupboards, fitted carpet, access to the Loft, and doors leading to all rooms.

LOUNGE/DINER 4.6m x 3.4 (max)

With windows to the front (in need of repair), electric storage heater, new ceiling, and fitted carpet.



KITCHEN 3.05m x 1.85m

Fitted with a range of base units, work surfaces, matching splash-backs, stainless steel sink & drainer, electric cooker, fridge, freezer, microwave, wood effect flooring, and windows to the rear elevation.

BEDROOM 3.5m x 3m

With windows to the front elevation, built-in cupboard (housing the hot water cylinder), and fitted carpet.

SHOWER ROOM 1.85m x 1.55m

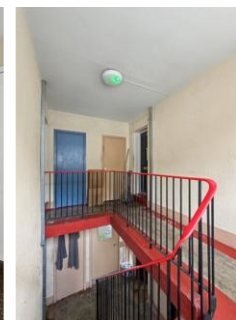
Fitted with a white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

LOFT

Large storage space.

EXTERIOR

The property benefits from a communal drying green to the rear of the building.



11B Lorn Avenue, 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 A

EPC Rating: C70

Gross Internal Floor Area: 46ms

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

From Argyll Square in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae and drive up the hill. 11B Lorn Avenue is on the left after passing the shop, 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.



Fiuran

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The town of Oban

