



4 Glenquaich House

Oban | Argyll | PA34 5DJ

Guide Price £149,950

Fiuran
PROPERTY

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4 Glenquaich House is an attractive 2 Bedroom ground floor Apartment conveniently located close to the town centre. With excellent storage, double glazing, effective electric heating, private rear decking, free parking and no chain.

Special attention is drawn to the following:-

Key Features

- Attractive 2 Bedroom ground floor Apartment
- Convenient location close to town centre
- Open plan Kitchen/Diner/Lounge
- Hallway, 2 double Bedrooms, Shower Room
- White goods, window coverings & flooring included
- Double glazing throughout
- Effective electric heating
- Excellent storage
- Roof replaced in 2015
- Private decked area to rear
- Free parking to front of building
- No chain



4 Glenquaich House is an attractive 2 Bedroom ground floor Apartment conveniently situated within the popular town of Oban, close to the town centre and a wide range of local amenities and services. The property offers well-proportioned accommodation with a practical and appealing layout.

The accommodation comprises an open-plan Kitchen/Diner/Lounge, inner Hallway, 2 double Bedrooms and a Shower Room.

Further benefits include double glazing throughout, effective electric heating and excellent storage. White goods, window coverings and flooring are included in the sale, providing a convenient opportunity for the new owner. The roof was replaced in 2015.

Externally, the property benefits from a private decked area to the rear, providing a pleasant space for outdoor seating and relaxation. Free parking is available to the front of the building, and the property is offered for sale with no onward chain.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via private parking to the front of the building, and private entrance at the side leading into the Kitchen/Diner /Lounge.

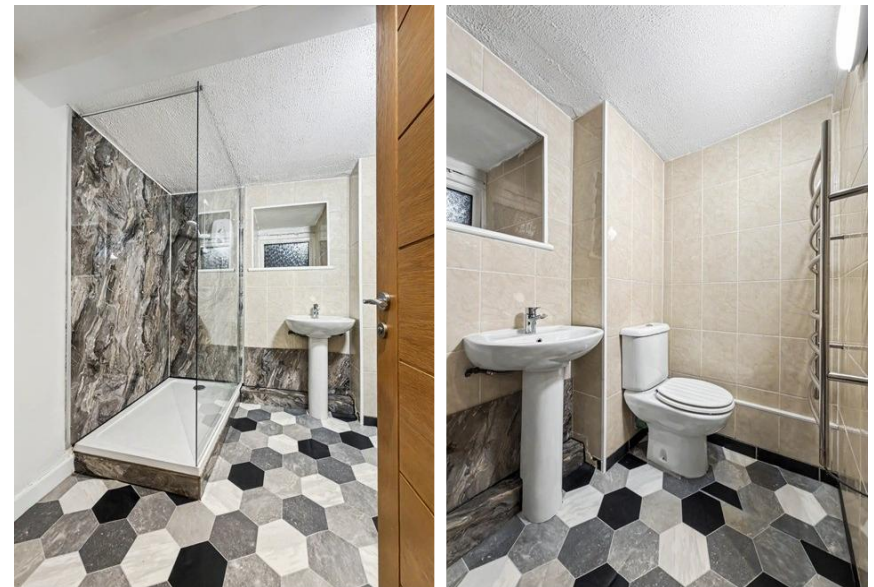
KITCHEN//DINER/LOUNGE

6.25m x 4.15m (max)

Fitted with a range of modern base & wall mounted units, wooden work surfaces & breakfast bar, stainless steel sink & drainer, tiled splash-backs, electric cooker, washing machine, fridge, freezer, wooden flooring, wall lights, electric storage heater, built-in cloak cupboard, window to the front elevation with window seat, and door leading to the Hallway.

CLOAK CUPBOARD 1.5m x 1.15m

With wall-mounted shelf/desk, wall-mounted electric consumer unit, coat hooks, and wooden flooring. Could also be used as a workspace/study.



HALLWAY

With electric storage heater, built-in cupboard (housing the hot water cylinder), wooden flooring, and doors leading to both Bedrooms, the Shower Room and the rear stairs (with access to the rear garden).

BEDROOM ONE 4.2m x 2.8m (max)

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

BEDROOM TWO 3m x 2.45m

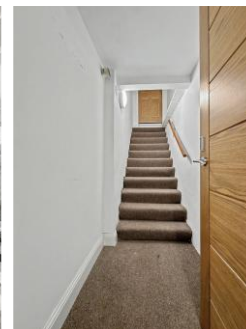
With window to the side elevation, built-in wardrobe (1.45m x 1.05m), wall-mounted electric heater, and fitted carpet.

SHOWER ROOM 2.3m x 2.1m (max)

With white suite comprising WC & wash basin, walk-in shower enclosure with electric shower & Respatex style wall panelling, chrome heated towel rail, partially tiled walls, vinyl flooring, and window to the front elevation.

EXTERIOR

There is a private decked area to the rear of the building which is owned solely by this property.



4 Glenquich House, 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, and drainage.

Council Tax Band: C

EPC Rating: E46

Gross Internal Floor Area: 70m²

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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Dalriach Road. Take a left at the crossroads on to Ardconnel Road. Bear round to the right, and take a right at the next crossroads into Ardconnel Terrace. 4 Glenquich House is 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.

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



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