

DAWSONS



**FLAT 1 NETHERBRAE
CRAIGARD ROAD, OBAN, PA34 5NP**

**A Bright And Spacious First Floor Flat
Situated Close To The Town Centre Equally Suited For
A First Time Buyer Or As A Buy To Let Investment**

**Hall : Sitting Room : Kitchen
Bedroom : Bathroom
Shared Garden**

Guide Price £120,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Offering an excellent opportunity for a first time buyer or as a letting property, this first floor flat is conveniently situated in a quiet road, just off George Street. The property forms part of a substantial stone building with a shared entrance and garden to the rear. The flat benefits from large windows and enjoys a pleasant open outlook. The accommodation is attractively presented with neutral décor and wood flooring which gives a feeling of light and space throughout, all adding to the appeal of this extremely spacious flat.

DETAILS OF ACCOMMODATION

Hall with external door to landing, ceiling light fitting, wood floor.

Sitting Room: 3.94m x 2.68m, window to front, panel heater, ceiling light fitting, wood floor.

Kitchen: 3.65m x 2.08m, window to rear, unit with stainless steel sink and drainer with cupboard below, drawer unit, storage recess, wall shelving, cooker, washing machine, tumble dryer, work tops, panel heater, ceiling light fitting, wood floor.

Bedroom: 4.01m x 2.63m, window to front, built-in wardrobes with sliding doors, panel heater, ceiling light fitting, wood floor.

Bathroom: 2.40m x 2.21m, window to rear, bath with electric shower over, glazed panel and waterproof wall panelling, whb, wc, heated towel rail, ceiling light fitting, wood floor.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. **Council Tax:** Band B. **EPC Rating:** E49.

Home Report: Available from the Selling Agents.

Guide Price: **One Hundred & Twenty Thousand Pounds (£120,000).** Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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