



1 Castle Road

Oban | Argyll | PA34 5AN

Offers Over £160,000

Fiuran
PROPERTY

1 Castle Road

Oban | Argyll | PA34 5AN

Situated just a short stroll from Oban town centre, this beautifully renovated ground floor Flat featuring two spacious Bedrooms and a private garden with attractive decking is finished to an exceptional standard throughout. Presented in true walk-in condition, this stunning home is ideal for first-time buyers, downsizers, or anyone seeking stylish, low-maintenance living close to the heart of Oban.

Special attention is drawn to the following:-

Key Features

- High-spec, fully renovated ground floor Flat
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Bathroom
- Efficient electric heating & multi-fuel stove
- Newly fitted double glazing throughout
- Fully re-wired & recently decorated
- Space saving internal sliding doors
- Range of appliances, blinds & flooring included
- 2 large storage cupboards within communal close
- Private garden with decking (accessed from Lounge)
- Communal drying green with patio area to rear
- Free parking adjacent to property
- Local convenience store nearby & regular bus service
- Short walk to town centre
- No chain



Situated just a short stroll from Oban town centre, this beautifully renovated ground floor Flat featuring two spacious Bedrooms and a private garden with attractive decking is finished to an exceptional standard throughout. Presented in true walk-in condition, this stunning home is ideal for first-time buyers, downsizers, or anyone seeking stylish, low-maintenance living close to the heart of Oban.

The accommodation comprises entrance Hallway with built-in cupboards, gorgeous fitted Kitchen with marble effect worktops/breakfast bar, spacious Lounge/Diner with multi-fuel stove & glazed French doors leading to the enclosed front garden, 2 double Bedrooms (one with built-in wardrobes), and a contemporary family Bathroom.

With newly fitted double glazing throughout, the property also benefits from efficient electric heating and has been fully re-wired.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via shared entry at the front of the property, into the well-kept & recently decorated communal close, and through an entrance door on the left.

HALLWAY

With attractive wooden flooring, 2 built-in storage cupboards (one housing the hot water cylinder), small cupboard housing the electric meter/fuse box, and doors leading to the Lounge/Diner, both Bedrooms and the Bathroom.

KITCHEN 3.35m x 2.05m

Fitted with a range of modern base & wall-mounted units, marble effect work surfaces & breakfast bar, sink & drainer, built-in electric oven & microwave, ceramic hob, cooker hood, wall-mounted TV & shelving, integrated dishwasher, wine cooler, tiled walls, wooden flooring, and floor-to-ceiling window opening out to the rear garden.



LOUNGE/DINER 4.95m x 3.65m (max)

Open-plan to the Kitchen, with wall-mounted Haverland heater, multi-fuel stove, wooden mantelpiece, 2 shelved recesses, ceiling downlights, wooden flooring, window to the side elevation, and glazed French doors leading to the decking in the private front garden.

BEDROOM ONE 4.05m x 3.05m

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

BEDROOM TWO 3.35m x 3.05m (max)

With window to the rear elevation, wall-mounted Haverland heater, built-in mirrored wardrobes, and fitted carpet.

BATHROOM 2.7m x 1.55m

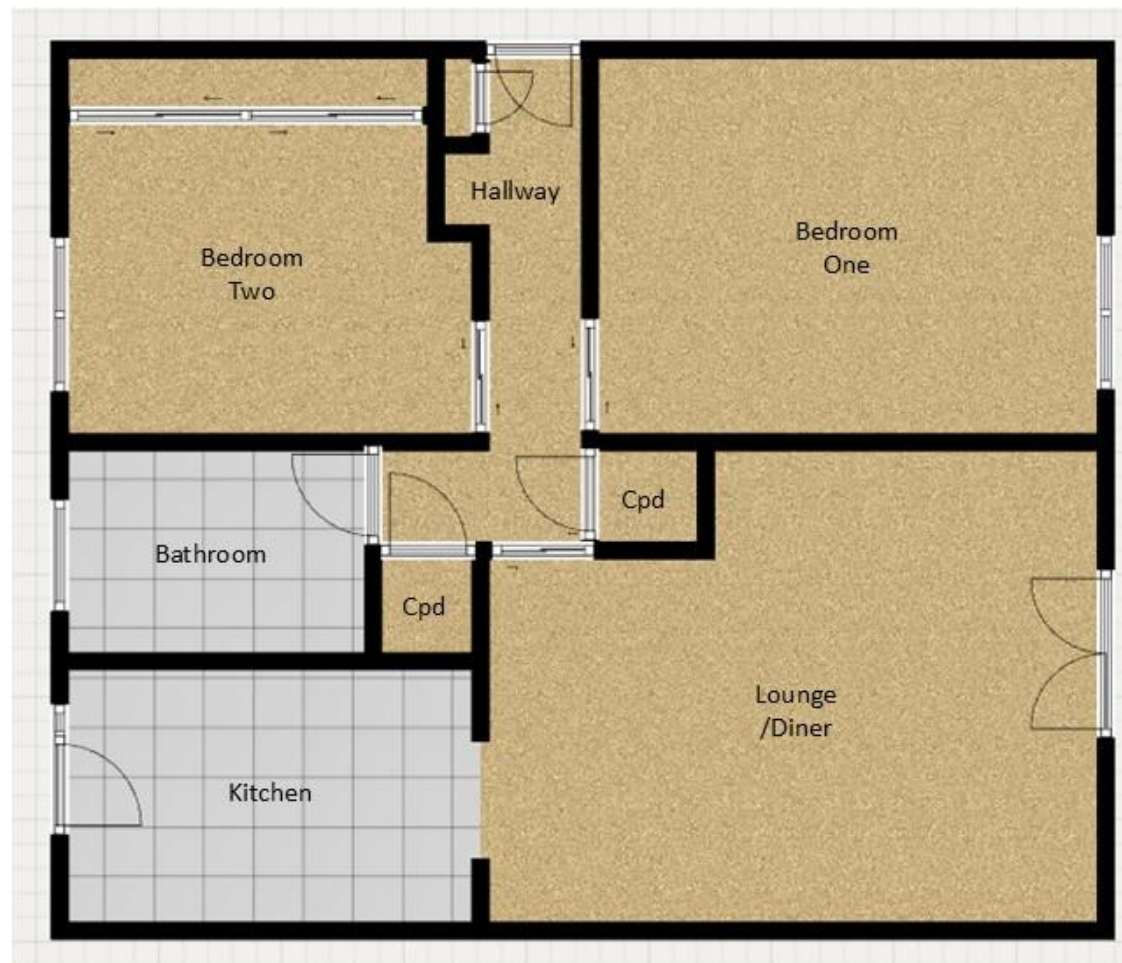
Fitted with a modern white suite comprising deep bath with electric rain shower over, WC, bidet & vanity wash basin, heated towel rail, ceiling downlights, Respatex style wall panelling, pebbled floor with under-floor heating, and window to the rear with glass blocks.

EXTERIOR

The property benefits from two private storage cupboards located within the communal close, one of which has been fitted with shelving for added convenience. To the front, a fully enclosed private garden—surrounded by timber fencing—features a well-maintained lawn and a raised decking area, ideal for outdoor seating or entertaining. At the rear, there is a shared drying green complemented by a small patio area. Free on-street parking is available adjacent to the property.



1 Castle Road, 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 B

EPC Rating: F36

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, then left into Castle Road. Flat 1 Castle Road is within the first block on the left and can be identified by the For Sale sign.

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

T: 07872 986 164

E: info@fiuran.co.uk

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

The town of Oban

