



2G BURNBANK TERRACE, BREADALBANE STREET, OBAN, PA34 5PB

- **A Tastefully Presented Top Floor Apartment**
- **Enjoying Far Reaching Views**
- **Hall : Sitting Room : Kitchen**
- **2 Bedrooms : Bathroom : Toilet**
- **Gas Central Heating System**
- **Large Communal Garden : Basement Storage**
- **On Street Parking By Residents' Permit**

Guide Price £155,000

Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

Forming part of a substantial, centrally situated building, this beautifully presented attic flat is conveniently located in an established residential area which is within level walking distance of the town centre and by virtue of its top floor position enjoys far reaching views over parts of the town to the sea and islands beyond. The accommodation has recently been tastefully redecorated and has had a new kitchen installed. It also benefits from a gas central heating system. In addition, there is a basement store and a large communal garden/drying green to the rear with on-street parking by permit to the front.



DETAILS OF ACCOMMODATION

Hall with cupboard, central heating radiator, door entry system, 2 ceiling light fittings, fitted carpet.

Sitting Room: 4.18m x 3.41m, coombed (sloping) ceiling, window to front with window seat, ornamental fireplace with wood mantel and shelving, cupboard housing central heating boiler, central heating radiator, ceiling light fitting, fitted carpet.

Kitchen: 3.43m x 1.63m, window to view, fitted with wall mounted and floor standing units with wood work tops, sink, washing machine, gas hob, electric oven, fridge/freezer, wall tiling and shelf, ceiling light fitting, wood effect laminate flooring.

Bedroom 1: 3.71m x 3.58m, coombed ceiling, window to view with window seat, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 3.75m x 2.39m, coombed ceiling, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.51m x 1.28m, coombed ceiling, Velux roof light window, bath with electric shower over, whb, wall tiling, wall cabinet, extractor fan, wall light, vinyl flooring.

Toilet: 1.22m x 0.86m, wc, whb, extractor fan, ceiling light fitting, vinyl flooring.

GENERAL INFORMATION

Services: Mains electricity, gas, water and drainage. **Council Tax:** Band C. **EPC Rating:** C72

Home Report: Available from the Selling Agents.

Common Repairs: The cost of maintaining the common parts of the building are shared by the respective owners.

Guide Price: One Hundred & Fifty Five Thousand Pounds (£155,000). Offers are invited and should be submitted to the 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.



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