



14C CORRAN BRAE, DUNOLLIE, OBAN, PA34 5AL

- **An Easily Managed First Floor Flat**
- **Situated In A Popular Residential Area**
- **Convenient To The Town Centre**
- **Hall : Sitting Room : Kitchen**
- **2 Bedrooms : Bathroom**
- **2 External Stores : Enclosed Balcony**
- **Shared Drying Green**

Guide Price £125,000

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.

14C Corran Brae is an easily managed first floor flat, in a block of six. Although in need of some upgrading and redecoration, it is pleasantly situated in a popular residential area, convenient for the town centre and amenities, and is equally well suited as a permanent home or as a residential letting investment. The flat provides good storage, with two external stores and an enclosed balcony and benefits from a solid fuel central heating system. There is a shared drying green to the rear, with parking available close by.



DETAILS OF ACCOMMODATION

Hall with external door to landing, cupboard housing hot water tank, further storage cupboard, central heating radiator, 2 ceiling light fittings, oak flooring.

Sitting Room: 4.93m x 3.45m, window to front, solid fuel fire with polished slate surround and hearth, ceiling light fitting, fitted carpet.

Kitchen: 3.33m x 2.02m, window to rear, fitted with a range of wall mounted and floor standing units with worktops, stainless steel sink and drainer, ceramic hob with extractor over, oven, fridge/freezer, washing machine, wall tiling, central heating radiator, ceiling light fitting, wood effect laminate flooring.

Bedroom 1: 3.99m x 3.00m, window to front, central heating radiator, ceiling light fitting, fitted carpet, door to enclosed **Balcony**.

Bedroom 2: 3.26m x 3.02m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.55m x 1.54m, window to rear, bath with electric shower over and glazed screen, whb in vanity unit, wc, wall tiling, heated towel rail, central heating radiator, ceiling light fitting, tiled floor.

There are two **Stores** which can be accessed from the **Balcony** and also from the **Landing**.



GARDEN

There is a shared drying green to the rear of the building, together with parking close by.

GENERAL INFORMATION

Services: Mains electricity, water and drainage.

Council Tax Band: B. **EPC Rating:** C77.

Home Report: Available from the Selling Agents.

Guide Price: One Hundred & Twenty Five Thousand Pounds (£125,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

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



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

rightmove
find your happy

Zoopla
Smarter property search

PrimeLocation.com

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS.UK

MAYFAIR
OFFICE.CO.UK

DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk