



10A Corran Brae

Oban | Argyll | PA34 5AL

Offers Over £135,000

Fiuran
PROPERTY

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10A Corran Brae is an attractive 2 Bedroom ground floor Flat, ideally situated within easy walking distance of Oban town centre. Benefiting from private off-road parking and communal garden grounds, the property would make an excellent first-time purchase or a superb buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Modern 2 Bedroom ground floor Flat
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Shower Room
- Replacement electric heating
- Double glazing throughout
- Private store within communal close
- Communal garden/drying green to rear
- Off-road private parking to front
- Local convenience store & school nearby
- Conveniently located close to regular bus services
- Short walk to town centre
- No chain



10A Corran Brae is an attractive 2 Bedroom ground floor Flat, ideally situated within easy walking distance of Oban town centre. Benefiting from private off-road parking and communal garden grounds, the property would make an excellent first-time purchase or a superb buy-to-let investment.

The accommodation comprises a welcoming entrance Hallway with built-in storage cupboards, a modern fitted Kitchen, bright and spacious Lounge/Diner, two double Bedrooms, and a contemporary Shower Room.

Benefiting from double glazing throughout and replacement electric heating, 10A Corran Brae also enjoys a private store within the communal close, together with a communal garden and drying green to the rear. To the front, a private driveway provides off-road parking for at least two vehicles. Offered to the market with no onward chain.

APPROACH

Via private parking to the front of the property, shared entry into the communal close, and through an entrance door on the right.

HALLWAY

With wall-mounted electric heater, 2 built-in cupboards (one housing the hot water cylinder), small cupboard housing the electric meter/fuse box, wood effect flooring, and doors leading to the Lounge/Diner, Shower Room, and both Bedrooms.

KITCHEN 3.35m x 2.05m

Fitted with a range of modern base & wall-mounted units, complementary work surfaces & breakfast bar, stainless steel sink & drainer, built-in electric oven & microwave, ceramic hob, stainless steel cooker hood, window to the rear elevation with blind fitted, ceiling downlights, vinyl flooring, and door leading to the Lounge/Diner.



LOUNGE/DINER 4.95m x 3.65m (max)

With window to the front elevation, wall-mounted electric heater, and wood effect flooring.

BEDROOM ONE 4.05m x 3.05m

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

BEDROOM TWO 3.35m x 3.05m (max)

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

SHOWER ROOM 2.7m x 1.55m

Fitted with a modern white suite comprising vanity WC and vanity wash basin unit, walk-in shower enclosure with electric shower, heated towel rail, ceiling downlights, and tile effect walls & flooring.

EXTERIOR

A private store is located within the communal close, while a shared garden and drying green can be found to the rear. To the front, the property benefits from a gated and enclosed parking area, partly laid to tarmac and stone chippings, together with a patio seating area.



10A Corran Brae, 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: E45

Gross Internal Floor Area: 59m²

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. 10A Corran Brae is at the top of the hill on the right-hand side.

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.

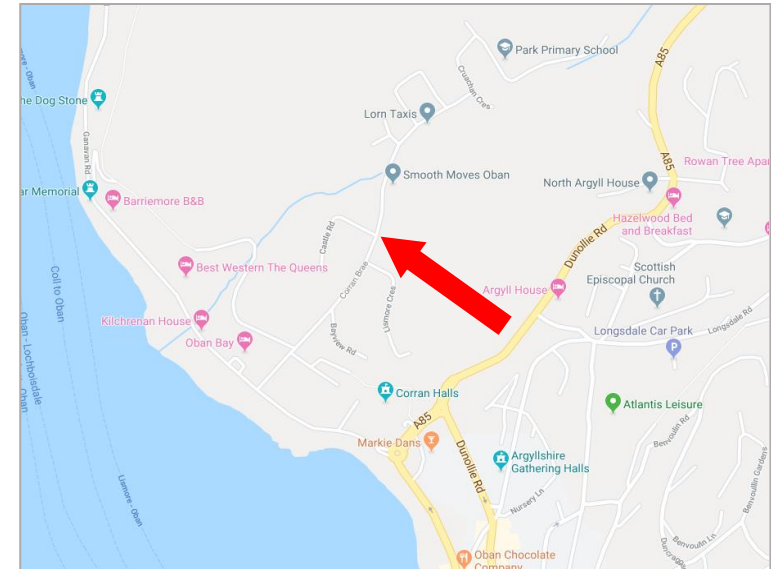
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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. Flatted dwellings may require future communal works which purchasers may have to contribute to.

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 purchasers as part of its Money Laundering Policy.



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The town of Oban

