



1E Castle Road

Oban | Argyll | PA34 5AN

Guide Price £140,000

Fiuran
PROPERTY

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Conveniently situated within walking distance of Oban town centre, this modern top-floor flat offers two generously proportioned Bedrooms and access to a communal garden/drying green. In walk-in condition, the property is brought to the market with no onward chain, making it an excellent opportunity for a range of buyers.

Special attention is drawn to the following:-

Key Features

- Modern top floor Flat
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Shower Room
- Cupboard, Store & Balcony accessed from Close
- Replacement electric heating
- Fully double glazed
- White goods & flooring included
- Good storage, including large Loft
- Communal drying green to rear
- Free parking adjacent to property
- Local convenience store nearby
- Regular bus service
- Short walk to town centre
- No chain



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The accommodation comprises a welcoming entrance Hallway, a newly fitted contemporary Kitchen, spacious Lounge, two double Bedrooms, and a newly fitted modern Bathroom.

The property benefits from double glazing throughout and is heated by energy-efficient Quantum electric heating, providing comfort and efficiency year-round. Externally, there is a communal drying green to the rear, along with a cupboard & private store offering excellent additional storage. A private Balcony is also accessed from the communal close, while ample free parking is available adjacent to the building.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via shared entry at the front of the property, into the communal close, up 2 sets of stairs, and through an entrance door on the left.

HALLWAY

With 2 built-in storage cupboards, wood effect flooring, ceiling downlights, and doors leading to the Lounge & both Bedrooms.

KITCHEN 3.35m x 2.05m

Newly fitted with a range of modern base & wall-mounted units, marble effect worktops, sink & drainer, built-in electric oven, built-in microwave, ceramic hob, cooker hood, integrated fridge/freezer & washing machine, ceiling downlights, tiled flooring, window to the rear elevation, and opening leading to the Lounge/Diner.



LOUNGE/DINER 5m x 3.65m (max)

With windows to the front elevation, Quantum storage heater, freestanding bookshelf, and fitted carpet.

BEDROOM ONE 4.1m x 3.05m (max)

With window to the front elevation, fitted carpet, and door leading to the Balcony (currently sealed).

BALCONY

Potential to be converted into a Study or walk-in wardrobe (subject to obtaining relevant consents).

BEDROOM TWO 3.35m x 3.05m (max)

With window to the rear elevation, and fitted carpet.

SHOWER ROOM 2.6m x 1.7m

Newly fitted with a modern white suite comprising WC & vanity wash basin, walk-in shower enclosure with electric rain shower, wall-mounted shelving, Respatex style wall panelling, wood effect flooring, and window to the rear elevation.

LOFT

Large storage space (housing hot water cylinder).

EXTERIOR

The property benefits from a shelved cupboard and private store located within the communal close. To the rear of the property, there is a shared garden/drying green. Free on-street parking is available adjacent to the property.



1E 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: C73

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, then left into Castle Road. Flat 1E 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 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

