



10C Sinclair Drive

Oban | Argyll | PA34 4DR

Offers Over £145,000

Fiuran
PROPERTY

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10C Sinclair Drive is a stunning first floor Flat offering two generous double Bedrooms, situated within easy walking distance of Oban town centre. Having been fully renovated in recent years, the property also benefits from a communal garden/drying green and free on-street parking.

Special attention is drawn to the following:

Key Features

- Modern first floor Flat with 2 Bedrooms
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Wet electric central heating
- Double glazing throughout
- Window coverings, flooring & white goods included
- Furniture available under separate negotiation
- Shared garden/drying green to the rear
- Free on-street parking
- Convenient to town centre and amenities
- Walk-in condition



10C Sinclair Drive is a stunning first floor Flat offering two generous double Bedrooms, situated within easy walking distance of Oban town centre. Having been fully renovated in recent years, the property also benefits from a communal garden/drying green and free on-street parking.

The accommodation comprises entrance Hallway with 2 built-in shelved cupboards, modern Kitchen with a range of white goods, spacious Lounge/Diner, 2 large double Bedrooms, and a contemporary Shower Room.

This well-maintained property is presented in true walk-in condition. The accommodation benefits from full double glazing throughout, while a wet central heating system provides reliable warmth and comfort all year round. The property can be made available fully furnished by separate negotiation, offering a convenient, turnkey opportunity for buyers or investors alike.

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

APPROACH

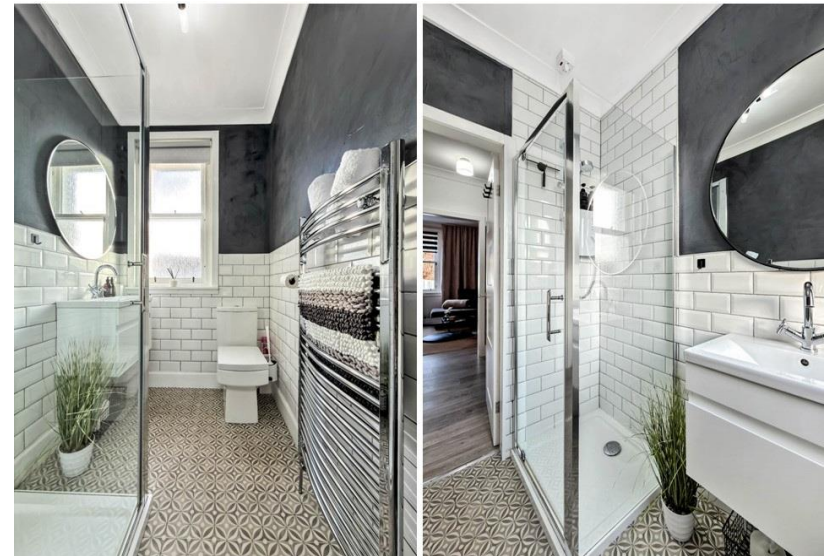
Via access at the front of the building, through a blue door into the communal close, up a set of stairs, and through the entrance door on the left into the Hallway.

HALLWAY

With 2 built-in shelved cupboards, wood effect flooring, and doors leading to the Kitchen, Lounge/Diner, both Bedrooms & the Shower Room.

KITCHEN 3.05m x 1.85m

Fitted with a range of modern gloss base & wall mounted units, complementary wooden work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, tall fridge/freezer, washing machine, tumble dryer, vinyl flooring, and window to the rear elevation.



LOUNGE/DINER 4.45m x 3.6m

With radiator, large storage cupboard, wood effect flooring, and windows to the front elevation.

BEDROOM ONE 3.7m x 3.6m

With window to the front elevation, radiator, and fitted carpet.

BEDROOM TWO 3.45m x 3.05m

With window to the rear elevation, radiator, and fitted carpet.

SHOWER ROOM 2.45m x 1.6m

With contemporary white suite comprising WC & wall mounted vanity wash basin with drawers, shower enclosure with electric shower, chrome heated towel rail, partially tiled walls, vinyl flooring, and window to the rear elevation.

GARDEN

Externally, there is a shared rear garden and drying green, providing useful outdoor space for residents. There is also a private timber shed. To the front of the building, ample unrestricted on-street parking is readily available, adding further convenience for homeowners and visitors.



10C Sinclair Drive, 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, and drainage. Gas connection available.

Council Tax: Band B

EPC Rating: D67

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 head along Soroba Road passing through the first set of traffic lights. Before the second set of traffic lights, take a left onto Sinclair Drive. 10 Sinclair Drive is the last block of flats on the right and no.10 can be identified by the For Sale sign in the window.

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.

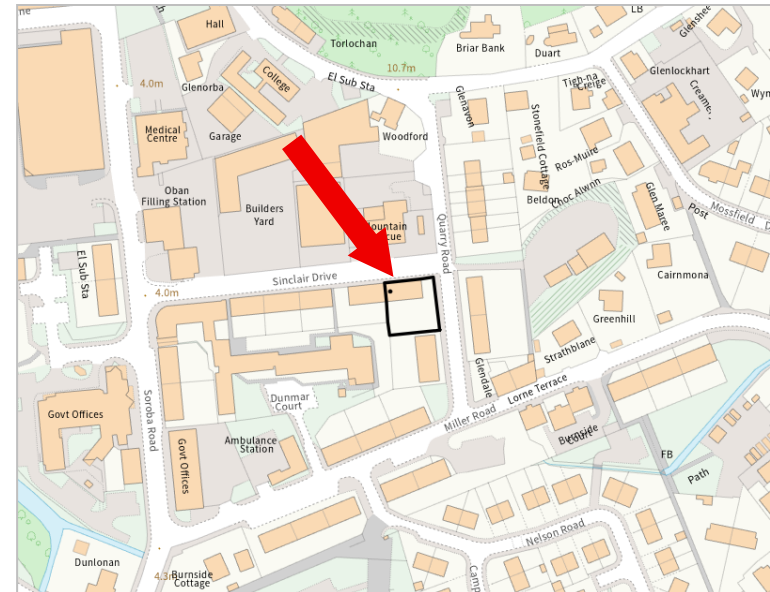
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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