

DAWSONS



**HOUSE SITE
ALBERT ROAD, OBAN, PA34 5EJ**

An Individual House Site Situated In The Town Centre
With Planning Permission For An Impressive And Unique Architect Designed
Four Bedroomed Home Built Over Four Levels

Mains Connection Close By For Water, Electricity & Drainage
A Private Foul Water Pump Will Require to Be Installed

Guide Price £90,000

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 also enjoys good transport links to the central belt of Scotland by road and rail.

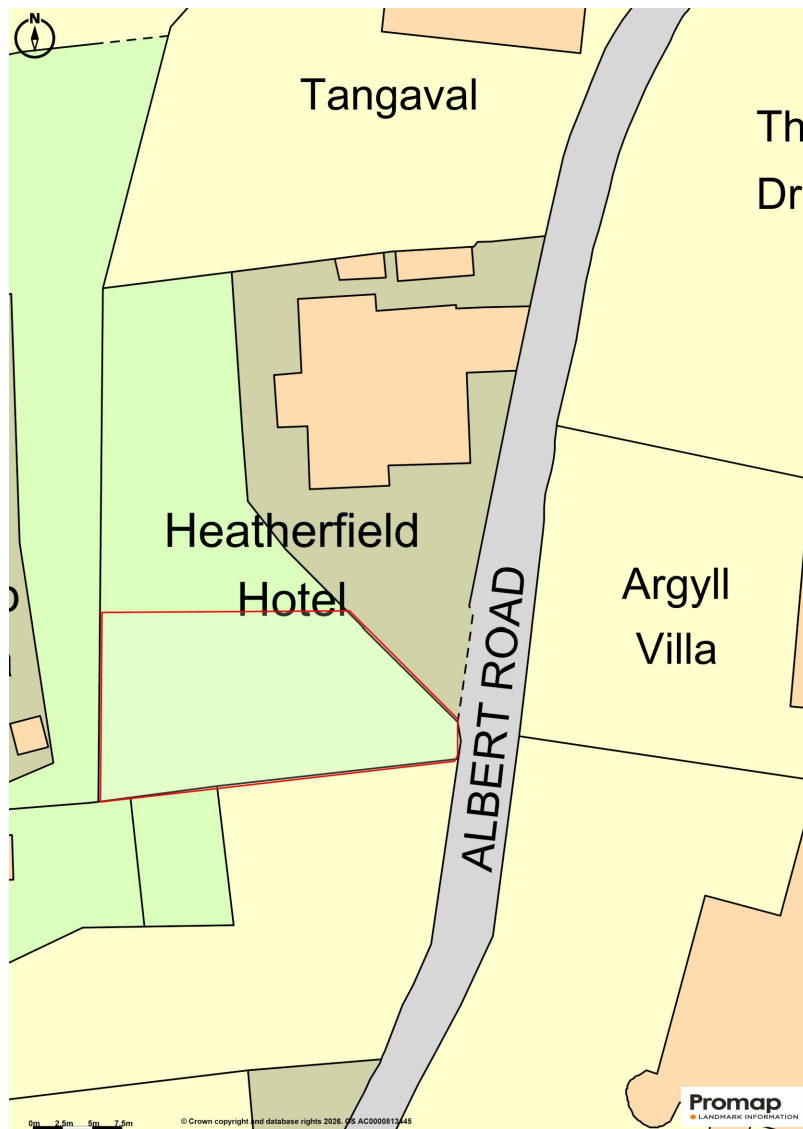
This individual house site is situated on a one-way road, in the centre of the town. Planning permission has been granted by Argyll & Bute Council under reference 24/01434/PP for the erection of a detached house, of four storey scale, which by virtue of its elevated position will enjoy views toward the seascape and the Island of Kerrera beyond and offers an excellent opportunity to develop a property in a rarely available town centre location.

Services: Electricity, water and drainage connections close by. A private foul water pump will require to be installed.

Inspection: Strictly by prior arrangement with the Selling Agents.

Guide Price: Ninety Thousand Pounds (£90,000). Offers are invited and should be submitted to 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for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn.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