



## 8B Soroba Park Terrace

Oban | Argyll | PA34 4JG

Guide Price £175,000

**Fiuran**  
PROPERTY

# 8B Soroba Park Terrace

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8B Soroba Park Terrace is a beautifully presented 2 Bedroom upper floor Flat, situated in the popular coastal town of Oban. Enhanced by a range of recent upgrades, the property offers stylish and comfortable accommodation, complemented by off-street parking and an attractive rear garden featuring a decking area and summerhouse.

Special attention is drawn to the following:

## Key Features

- 2 Bedroom upper floor Flat in block of 4
- Hallway, Kitchen (fitted 2020), Lounge/Diner
- 2 double Bedrooms, Shower Room (fitted 2025)
- Excellent storage, including large Loft space
- Integrated white goods & flooring included in sale
- Fully double glazed, ceiling downlights to all rooms
- Re-wire, gas central heating & boiler fitted in 2020
- Re-plastered & soundproofing fitted in 2020
- External insulation & roughcasting in 2021
- Private rear garden with decking
- Summerhouse/store with power
- 2 off-street parking spaces
- Within walking distance of town centre



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The accommodation comprises a private staircase leading to the welcoming Hallway, modern Kitchen fitted in 2020, bright and spacious Lounge/Diner, 2 Bedrooms (one benefiting from a built-in vanity area), a contemporary Shower Room fitted in 2025, and a large Loft space, providing excellent storage and development potential (subject to the relevant consents).

The property benefits from double glazing and gas central heating throughout. Enhanced energy efficiency is provided by sound proofing and external wall insulation. Further upgrades in recent years include a full rewire, internal plastering, and external roughcasting.

### **APPROACH**

Via off-street parking to the side of the property and entrance door on the far right.

### **PORCH & HALLWAY**

With stairs (with feature lighting) leading to the upper floor, window to the side, built-in storage cupboard, radiator, fitted carpet, access to the Loft, and doors leading to the Kitchen, Lounge/Diner, Bedroom One and the Shower Room.

### **KITCHEN** 3.6m x 2.25m (max)

Fitted with a range of modern gloss base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric oven & gas hob, stainless steel cooker hood, integrated dishwasher, fridge/freezer & washing machine, wood effect flooring, and window to the front elevation.

### **LOUNGE/DINER** 4.6m x 3.95m (max)

With windows to the front elevation, radiator, shelved recess with lighting, fitted carpet, and door leading to Bedroom Two.



**BEDROOM ONE** 3.9m x 3.6m (max)

With window to the rear elevation, built-in vanity area, radiator, and fitted carpet. Large wardrobe/storage unit available under separate negotiation.

**BEDROOM TWO** 3.9m x 2.75m (max)

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

**SHOWER ROOM** 1.7m x 1.4m

Newly fitted with modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer rain shower, heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

**LOFT**

Large storage space with development potential (subject to the relevant consents).

**GARDEN**

The property enjoys attractive garden grounds to the side and rear, thoughtfully landscaped with areas of lawn, stone chippings, paving, timber decking, artificial grass, and mature planting. A particular feature is the charming summerhouse, benefiting from power, providing an ideal space for storage, relaxation, hobbies, or home working.



## 8B Soroba Park Terrace, 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, gas, and drainage.

**Council Tax:** Band B

**EPC Rating:** C74

**Gross Internal Floor Area:** 68m<sup>2</sup>

**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 two sets of traffic lights. No. 8B Soroba Park Terrace is on the left, just before Birchwood Service Station, 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.

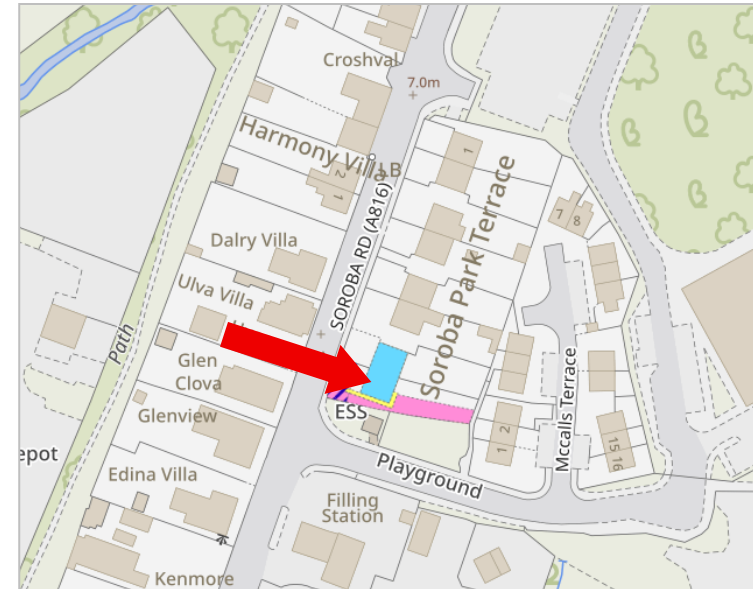
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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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