



## 3C Longsdale Terrace

Oban | Argyll | PA34 5JS

Guide Price £149,950

**Fiuran**  
PROPERTY

## 3E Longsdale Terrace

Oban | Argyll | PA34 5JS

3C Longsdale Terrace is an attractive 2 Bedroom first floor Flat, conveniently located within easy walking distance of Oban town centre. Boasting a private balcony, communal garden and delightful open countryside views, this property presents an excellent opportunity for first-time buyers or as a buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- Spacious first floor Flat
- Hallway, Kitchen/Diner, Lounge
- 2 double Bedrooms, Bathroom
- Balcony to rear with elevated views
- Fully double glazed
- Open fire with back boiler
- White goods, window coverings & flooring included
- Excellent storage including built-in wardrobes
- Newly fitted exterior insulation & rendering
- Private store within close
- Communal garden/drying green & space for shed
- Ample free parking to the front
- Convenient to town centre and amenities
- No chain



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The accommodation comprises entrance Hallway, fitted Kitchen/Diner with a range of white goods, spacious Lounge with attractive fireplace & open fire, balcony to the rear, 2 double Bedrooms (both with built-in wardrobes), and a Bathroom. There is also a private store within the communal close. Externally, there is a communal garden/drying green, and space for a shed.

This generously proportioned property features double glazing throughout. The building has also undergone recent improvements, including upgraded exterior insulation/rendering, enhancing both energy efficiency and curb appeal.

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

### **APPROACH**

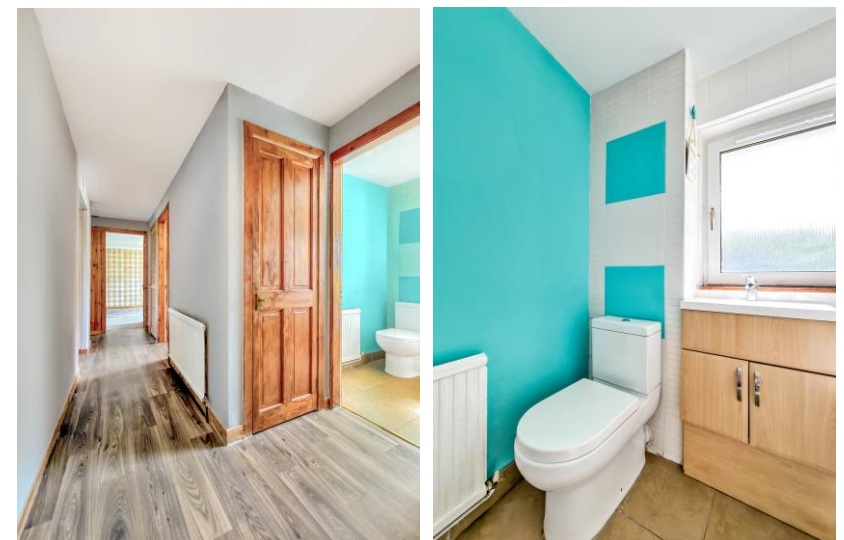
Via shared entry at the front of the property, into the well-kept communal close, up a set of stairs, and through an entrance door on the right.

### **HALLWAY**

With radiator, built-in cupboard (housing the hot water cylinder), small cupboard (housing the replacement electricity meter & fuse box), wood effect flooring, and doors leading to all rooms.

### **KITCHEN/DINER 2.95m x 2.6m (max)**

Fitted with a range of base & wall mounted units, complementary work surfaces & breakfast bar, stainless steel sink & drainer, tiled splash-backs, built-in electric double oven & grill, ceramic hob, tall fridge/freezer, washing machine, vinyl flooring, and windows to the rear elevation.



**LOUNGE** 4.15m x 3.7m

With windows & glazed door to the rear elevation leading to the balcony, attractive fireplace with open fire, and fitted carpet.

**BEDROOM ONE** 4.05m x 3.15m

With windows to the front elevation, wall-mounted electric heater, built-in mirrored wardrobes, and fitted carpet.

**BEDROOM TWO** 3.35m x 3.05m

With windows to the front elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

**BATHROOM** 1.85m x 1.65m

Fitted with a white suite comprising bath with electric shower over, WC & vanity wash basin, radiator, partially tiled walls, tiled flooring, and window to the rear elevation.

**EXTERIOR**

The property includes a private storage area within the communal close and access to a shared garden and drying green to the rear of the building, with space to house a garden shed. Free on-street parking is available directly in front of the property.



### 3C Longsdale 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, and drainage.

**Council Tax:** Band B

**EPC Rating:** C73

**Gross Internal Floor Area:** 67m<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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Longsdale Road. Take the second exit on the left into Longsdale Terrace. Follow the road around, and block no.3 can be seen on the right.

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.

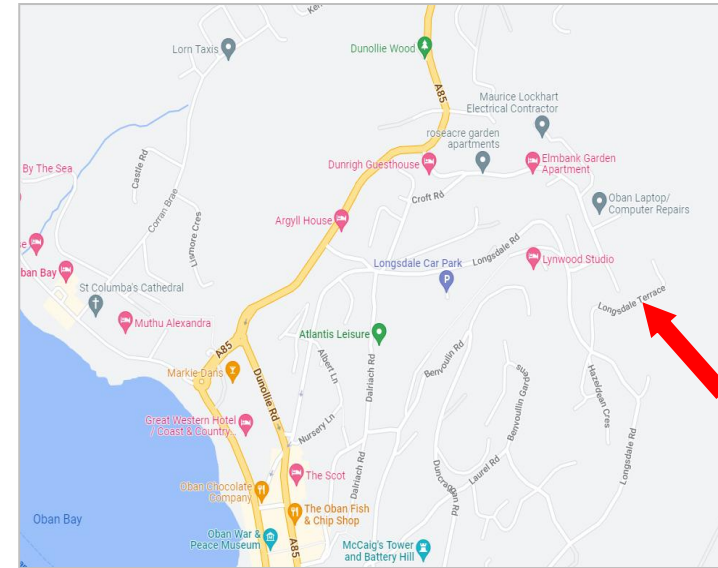
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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.



# Fiuran

PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

