

# 3D Lismore Crescent

Oban | Argyll | PA34 5AX

Guide Price £145,000

Fiuran PROPERTY

# 3D Lismore Crescent

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3D Lismore Crescent is a beautifully renovated 2 Bedroom top floor Flat located close to Oban town centre with balcony, excellent storage, double glazing, electric heating and communal garden. Currently operating as a successful holiday let with licence in place.

Special attention is drawn to the following:-

**Key Features**

- Stunning 2 Bedroom top floor Flat
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Bathroom
- Electric heating & double glazing throughout
- Excellent storage, including Loft space
- 2 private stores within communal close
- Balcony/seating area accessed from Bedroom
- White goods, window coverings & flooring included
- Full contents available, if required
- New external wall insulation & rendering
- Communal garden/drying green to rear
- Free on-street parking & residents' car parks
- Local convenience store & school nearby
- Conveniently located close to regular bus services
- Currently run as successful holiday rental with licence in place





3D Lismore Crescent is a stunning 2 Bedroom top floor Flat conveniently located close to Oban town centre, making it an ideal purchase for first-time buyers, those seeking a property in a central location or investors looking for an established holiday rental. The property has been fully renovated in recent years and is presented in excellent condition, offering well-proportioned accommodation.

The accommodation comprises a welcoming Hallway, spacious Lounge/Diner, fitted Kitchen, two double Bedrooms and a modern Bathroom. A particularly attractive feature is the balcony which is accessed directly from one of the Bedrooms. There is excellent storage within the property, including additional Loft space, together with two private storage cupboards located within the communal close.

Further benefits include electric heating, double glazing throughout and recently installed external wall insulation and rendering. White goods, window coverings and floor coverings are included in the sale, with the full contents also available by separate arrangement if required.

Externally, there is a communal garden and drying green to the rear, along with free on-street parking and residents' car parks nearby. Local amenities, including a convenience store and school, are nearby, with regular bus services readily accessible.

Currently operated as a successful holiday rental with a licence already in place, this attractive property offers an excellent opportunity for both residential buyers and those seeking an established letting business.

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

**APPROACH**

Access is available via free on-street parking to the front of the property or the nearby residents' car parks. Enter the communal close at the front, climb 2 sets of stairs, and the entrance to flat 3D is on the left.

**HALLWAY**

With wall-mounted electric heater, 2 built-in storage cupboards (one housing the hot water cylinder), small cupboard (housing the electric consumer unit), ceiling downlights, wood effect flooring, access to the Loft, and doors leading to the Lounge/Diner, both Bedrooms and the Bathroom.

**KITCHEN** 3.35m x 2.05m

Fitted with a range of modern base & wall-mounted units, high-quality quartz work surfaces with matching upstands, inset sink & drainer, built-in electric oven, induction hob, extractor hood, tall fridge/freezer, washing machine, ceiling downlights, herringbone flooring, window to the rear, and opening to the Lounge/Diner.





**LOUNGE/DINER** 4.95m x 3.65m (max)
With windows to the front & side elevations, wall-mounted electric heater, built-in shelved media unit with smart TV and modern electric fire, ceiling downlights, and fitted carpet.

**BEDROOM ONE** 4.05m x 3.05m
With window to the front elevation, wall-mounted electric heater, fitted carpet, and door leading to the balcony.

**BEDROOM TWO** 3.35m x 3.05m (max)
With window to the rear elevation, wall-mounted electric heater, and fitted carpet.

**BATHROOM** 2.7m x 1.55m
With modern white suite comprising bath with electric shower over, WC & vanity wash basin, chrome heated towel rail, Respatex style wall panelling, ceiling downlights, tile effect flooring, and window to the rear elevation.

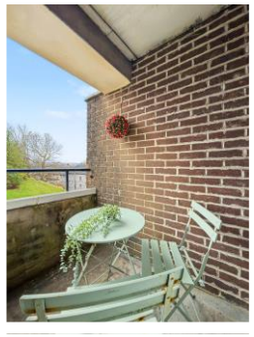
**LOFT**
Large storage space with lighting.

**EXTERIOR**
2 private stores are located within the communal close, while a shared garden and drying green can be found to the rear.











# 3D Lismore Crescent, 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:** C70

**Gross Internal Floor Area:** 60m2

**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. Take a right at the top of the hill into Lismore Crescent. No.3D Lismore Crescent is on the left and 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. Flatted dwellings may require future communal works which purchasers may have to contribute to.

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**

