



2B Soroba Park Terrace

Oban | Argyll | PA34 4JG

Guide Price £149,950

Fiuran
PROPERTY

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2B Soroba Park Terrace is a spacious 2 Bedroom upper-floor Flat with gas central heating, private rear garden (with shed and greenhouse), and recently upgraded external insulation/roughcasting, located within walking distance of Oban town centre.

Special attention is drawn to the following:

Key Features

- 2 Bedroom upper floor Flat in block of 4
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Excellent storage, including large Loft space
- Fully double glazed & gas central heating
- White goods, window coverings & flooring included
- Some items of furniture may be available separately
- Newly fitted external insulation & roughcasting
- Private rear garden with shed & greenhouse
- Fruit trees, including apple & pear trees
- Free on-street parking to front
- Within walking distance of town centre



2B Soroba Park Terrace is a spacious 2 Bedroom upper-floor Flat forming part of a small block of four, offering well-proportioned accommodation in a convenient location within walking distance of Oban town centre. The property would make an appealing choice for first-time buyers, couples, downsizers or those seeking a centrally located home.

The accommodation comprises stairs rising to the Hallway, fitted Kitchen, bright Lounge/Diner, 2 double Bedrooms and a Shower Room. Excellent storage is provided throughout, including a particularly useful large Loft space. The property benefits from full double glazing and gas central heating.

Externally, the property enjoys a private rear garden with a timber shed and greenhouse, complemented by established planting and a selection of fruit trees, including apple and pear. There is free on-street parking available to the front, while recently fitted external insulation and roughcasting provide an additional modern improvement to the property.

APPROACH

Via gated entrance to the front of the property. and entrance door on the far right.

PORCH & HALLWAY

With stairs leading to the upper floor, window to the side, built-in shelved cupboard (housing the hot water cylinder), 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 base & wall mounted units, wood effect work surfaces, sink & drainer, tiled-splash-backs, built-in gas oven & hob, washing machine, tumble dryer, tall fridge/freezer, radiator, tiled flooring, and window to the front elevation.

LOUNGE/DINER 4.6m x 3.95m (max)

With windows to the front elevation, radiator, fireplace with electric fire, built-in cupboard, fitted carpet, and door leading to Bedroom Two.



BEDROOM ONE 3.9m x 3.6m (max)

With window to the rear elevation, built-in cupboard, radiator, fitted wardrobe/storage unit, and fitted carpet.

BEDROOM TWO 3.9m x 2.75m (max)

With window to the rear elevation, radiator, built-in cupboard, and fitted carpet.

SHOWER ROOM 1.7m x 1.4m

Fitted with white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, ceiling downlights, tiled walls, vinyl flooring, and window to the side elevation.

LOFT

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

GARDEN

The property benefits from a private rear garden, mainly laid to lawn, with a metal shed, greenhouse and drying green. Established planting includes an apple tree, plum tree and a variety of additional shrubs and trees.



2B 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: D64

Gross Internal Floor Area: 68m²

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. 2B Soroba Park Terrace is on the left, 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).

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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