



16 Albany Apartments

Oban | Argyll | PA34 4AL

Guide Price £185,000

Fiuran
PROPERTY

16 Albany Apartments

Oban | Argyll | PA34 4AL

16 Albany Apartments is an attractive 2 Bedroom top floor Apartment, boasting stunning panoramic sea views and with the added benefit of private parking. Ideally situated in a highly sought-after location close to the ferry terminal, the property is just a short distance from Oban town centre, offering convenient access to local amenities and transport links.

Special attention is drawn to the following:-

Key Features

- 2 Bedroom top floor Apartment
- Stunning panoramic sea views
- Close to town centre amenities & ferry terminal
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Ample storage including built-in wardrobes
- Electric storage heating
- Double glazing to front & triple glazing to rear
- Window coverings, flooring & white goods included
- Items of furniture available, if required
- Private parking to rear of building
- Secure entry system
- No chain



16 Albany Apartments is an attractive 2 Bedroom top floor Apartment, boasting stunning panoramic sea views and with the added benefit of private parking. Ideally situated in a highly sought-after location close to the ferry terminal, the property is just a short distance from Oban town centre, offering convenient access to local amenities and transport links.

The accommodation comprises an entrance Hallway, fitted Kitchen with a range of white goods, Lounge/Diner with spectacular views, family Bathroom, and 2 double Bedrooms with built-in wardrobes.

The property benefits from double glazing to the front and triple glazing to the rear, complemented by electric storage heating. All window coverings & flooring are included in the sale. The well-maintained communal close features a secure entry system and provides access to the rear, where private parking is available. Ideally located just a short two-minute walk from the town centre, the property enjoys a peaceful setting while remaining close to local amenities.

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

APPROACH

Access is via a secure entry system at the front of the property into a well-maintained communal close. From here, three flights of stairs lead to an entrance door on the left, opening into the welcoming Hallway.

HALLWAY

The Hallway is fitted with carpet and features an electric storage heater, built-in storage cupboard, and secure entry phone system. Doors lead to the Lounge/Diner, both Bedrooms, and the Bathroom.

KITCHEN 3.2m x 2.15m

The Kitchen is fitted with a range of white base and wall-mounted units, work surfaces, a stainless steel sink with drainer, and tiled splashbacks. Additional features include a wall-mounted electric heater, vinyl flooring, a window to the front elevation enjoying attractive sea views, and door leading to the Lounge/Diner. An electric cooker, fridge, slimline dishwasher, and washing machine are included in the sale (no guarantees provided).



LOUNGE/DINER 6.85m x 3.45m (max)

A bright and spacious Lounge/Dining area featuring two windows to the front elevation, offering elevated sea views. The room benefits from an electric storage heater, additional wall-mounted electric heater, and fitted carpet.

BEDROOM ONE 3.4m x 3.2m

A well-proportioned double Bedroom with a window to the rear elevation, wall-mounted electric heater, built-in mirrored wardrobe, and fitted carpet.

BEDROOM TWO 3.4m x 2.95m

A second generously sized Bedroom, also with a rear-facing window, wall-mounted electric heater, built-in mirrored wardrobe, and fitted carpet.

BATHROOM 2.0m x 1.7m

Fitted with a bath and electric shower over, WC, and wash hand basin. The room features partially tiled walls, vinyl flooring, and a window to the rear elevation.



16 Albany Apartments, 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 D

EPC Rating: D65

Gross Internal Floor Area: 61m²

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 up Albany Street. No. 16 Albany Apartments 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.

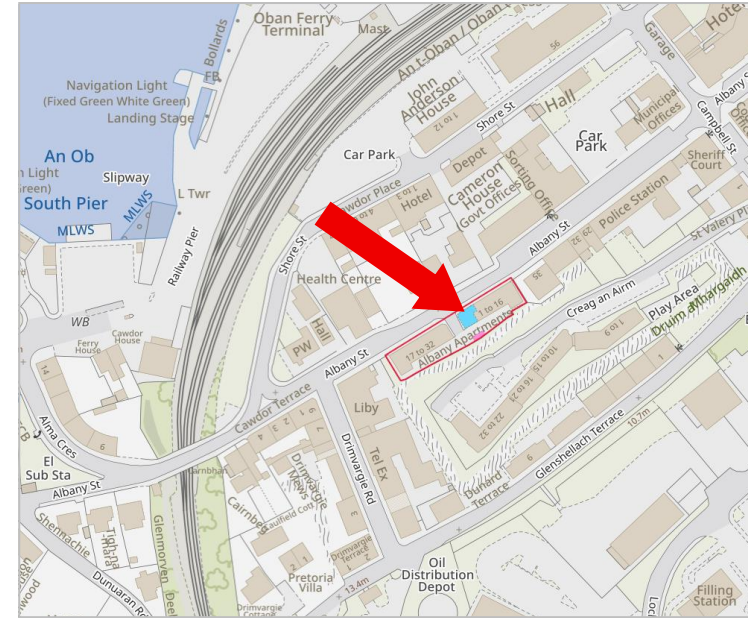
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

FOR SALE
Fiuran
PROPERTY

