



## 3/1, 7 Drimvargie Terrace

Oban | Argyll | PA34 4BN

Guide Price £170,000

**Fiuran**  
PROPERTY

# 3/1, 7 Drimvargie Terrace

Oban | Argyll | PA34 4BN

3/1, 7 Drimvargie Terrace is a modern, beautifully presented top-floor apartment offering two generous double Bedrooms, ideally situated in a central Oban location. Boasting well-proportioned and spacious accommodation throughout, this property would appeal to a wide range of buyers.

Special attention is drawn to the following:-

## Key Features

- Centrally located top floor Apartment
- Successful holiday let, with letting licence until May 2027
- Beautifully presented throughout
- Spacious accommodation in quiet residential area
- Hallway, fitted Kitchen/Diner, Lounge
- 2 double Bedrooms, contemporary Bathroom
- Modern electric heating & internal doors
- Replacement double glazed windows throughout
- Attractive wood effect flooring & modern features
- White goods, window coverings & flooring included
- Contents available under separate negotiation
- On-street parking with permit available
- Convenient to town centre & amenities
- No chain



3/1, 7 Drimvargie Terrace is a modern, beautifully presented top-floor apartment offering two generous double Bedrooms, ideally situated in a central Oban location. Boasting well-proportioned and spacious accommodation throughout, this property would appeal to a wide range of buyers.

Situated only a short walk from the town centre of Oban, in a quiet residential area with on-street parking, this very appealing top floor flat forms part of a substantial traditional stone-built building, and benefits from some original features.

The accommodation comprises entrance Hallway, Kitchen/Diner with a range of attractive units & large walk-in cupboard, spacious Lounge, two double Bedrooms, and contemporary Bathroom.

There is replacement double glazing & electric heating throughout, and the property has been neutrally decorated with attractive wood effect flooring throughout. All white goods, window coverings, and flooring are included in the sale.

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

#### **APPROACH**

Via access through a green door at the front of the property, up 3 sets of stairs in the communal close, and through an entrance door on the left.

#### **HALLWAY**

With wall-mounted electric heater, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge, both Bedrooms and the Bathroom.

#### **KITCHEN/DINER** 4.5m x 3.05m (max)

Fitted with a range of attractive base & wall mounted units, wood effect work surfaces, ceramic sink & drainer, tiled splash-backs, built-in electric oven & grill, ceramic hob, integrated fridge, freezer, dishwasher & washing machine, shelved recess, 2 windows to the rear elevation, wood effect flooring, space for dining furniture, and large shelved cupboard (housing the hot water cylinder).



**LOUNGE** 4.25m x 3.8m (max)

With double window to the front elevation, shelved recess, ceiling rose, wall-mounted electric heater, and wood effect flooring.

**BEDROOM ONE** 4.25m x 3.55m

With window to the front elevation, and wood effect flooring.

**BEDROOM TWO** 4.25m x 2.25m

With window to the front elevation, and wood effect flooring.

**BATHROOM**

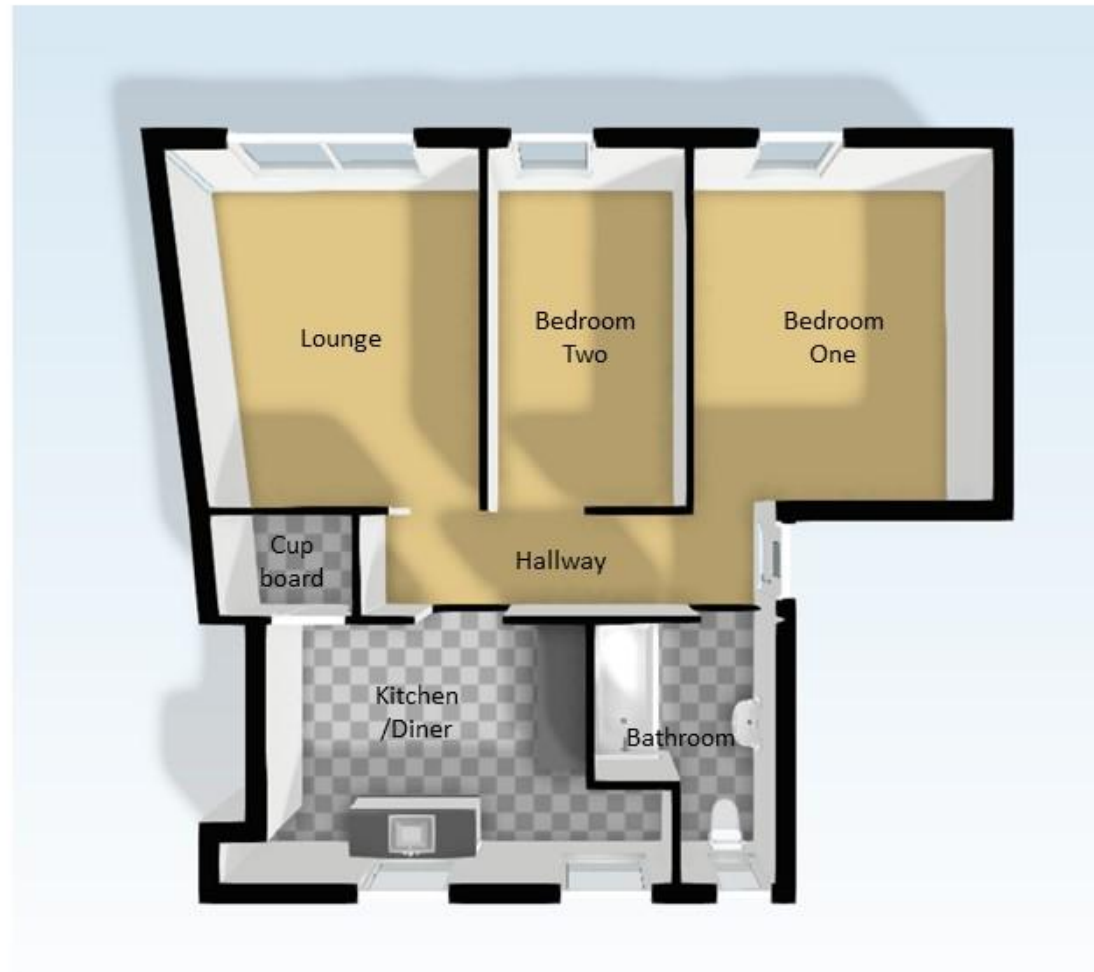
Fitted with a modern white suite comprising bath with mixer shower over, WC & vanity wash basin, heated towel rail, Respatex style wall panelling around bath, wood effect flooring, and window to the rear elevation.

**EXTERIOR**

There is ample parking to the front of the building, with permits available to purchase.



## 3/1, 7 Drimvargie 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 C

**EPC Rating:** D60

**Gross Internal Floor Area:** 63m<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 up Albany Street. Take a left hand turn at the top, onto Drimvargie Road. 3/1, 7 Drimvargie Terrace is on the right 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](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

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# The town of Oban

