



12 DALRIACH COURT, DALRIACH ROAD, OBAN, PA34 5EH

- A Spacious Top Floor Apartment
- Enjoying Fine Views Towards The Seascape
- Situated In A Sought-After Residential Area
- Hall : Sitting Room With Balcony : Kitchen
- 2 Bedrooms : Bathroom
- Garage : External Store
- Residents' Parking : Communal Gardens

Guide Price £190,000

Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

Dalriach Court is a well maintained, purpose built apartment building, situated in a highly regarded residential area which is within a short distance from the town centre. *Number 12*, by virtue of its top floor position enjoys fine open views over the roof tops to the bay and beyond towards the Island of Kerrera. Although in need of some upgrading the generously proportioned accommodation benefits from excellent storage and an effective electric heating system with a particular feature being the balcony accessed off the sitting room. Externally the amenity is enhanced by a garage and store, together with well cared for communal gardens and residents' off street parking.



DETAILS OF ACCOMMODATION

Hall with external door to landing, walk-in cupboard, cupboard housing hot water tank, Rointe electric heater, 2 ceiling light fittings, wood effect laminate flooring.

Sitting Room: 4.71m x 3.90m, window to front, glazed door to balcony, Rointe electric heater, ceiling light fitting, wood effect laminate flooring.

Kitchen: 2.82m x 2.48m, window to rear, fitted with a range of wall mounted and floor standing units with work tops, stainless steel sink and drainer, oven, hob with extractor over, plumbed for washing machine, wall tiling, extractor fan, ceiling light fitting, tiled floor.

Bedroom 1: 3.57m x 3.38m, window to front, built-in wardrobes, Rointe electric heater, ceiling light fitting, wood effect laminate flooring.

Bedroom 2: 3.91m x 2.66m, window to rear, built-in wardrobes, Rointe electric heater, ceiling light fitting, wood effect laminate flooring.

Bathroom: 2.02m x 1.98m, window to rear, bath, whb, wc, wall tiling, heated towel rail, ceiling light fitting, tiled floor.

GROUNDS

A neatly maintained communal area of garden, with lawns and beds lies to the front of the building, with a drying green to the rear. There is a residents' parking area to the front. **Garage** of brick construction with up and over door. **External Store.**

GENERAL INFORMATION

Services: Mains electricity, water and drainage. **Council Tax:** Band D. **EPC Rating:** E45. **Home Report:** Available from the Selling Agents.

Common Repairs: The cost of maintaining and repairing the common parts of the building are shared by the respective owners.

Guide Price: One Hundred & Ninety Thousand Pounds (£190,000). Offers are invited and should be submitted to the Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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