



29 Albany Street

Oban | Argyll | PA34 4AL

Guide Price £199,950

Fiuran
PROPERTY

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29 Albany Street is a beautifully presented Category C listed upper-floor Apartment, offering spacious accommodation, including 2 double Bedrooms, and a blend of charming original features and modern upgrades. Centrally located in Oban, benefiting from its own private entrance, gas central heating and no onward chain.

Special attention is drawn to the following:-

Key Features

- Beautifully renovated upper floor Apartment
- Private entrance to front of building
- Centrally located Category C listed property
- Spacious accommodation in quiet residential area
- Entrance Hallway & stairs, Landing, Kitchen/Diner
- Lounge, 2 double Bedrooms, Shower Room
- Excellent storage, including large Loft
- Original features complimented by modern upgrades
- Unique 'rosette' door handle plates & servant's bell
- Gas central heating & re-slatted roof
- White goods & flooring included
- Some items of furniture available separately
- On-street parking with permit available
- Convenient to town centre & amenities
- No chain



29 Albany Street is a stunning upper-floor Apartment set within an attractive Category C listed building, ideally situated in a quiet residential area in the heart of Oban. Offering spacious accommodation, the property benefits from its own private entrance to the front of the building and is conveniently located within easy reach of the town centre and its wide range of amenities.

The accommodation comprises an entrance Hallway with stairs leading to a spacious Landing, bright Lounge, and a well-appointed Kitchen/Diner. There are 2 generous double Bedrooms and a contemporary Shower Room, making this an appealing home for a variety of buyers.

The property retains a wealth of original character, including unique rosette door handle plates and a charming servant's bell, complemented by modern upgrades. Excellent storage is available, including a large Loft, while further benefits include gas central heating and a re-slatted roof. On-street parking is available, with a permit obtainable. The property is offered for sale with no onward chain.

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

APPROACH

Via access through a light green door at the front of the property into the Hallway.

HALLWAY

With small cupboard housing the electric & gas meters, internal door, radiator, coat hooks, wood effect flooring, and carpeted stairs rising to the Landing.

LANDING

With window to the rear elevation, fitted carpet, access to the Loft, and door leading to all rooms.

KITCHEN/DINER 4.8m x 3.9m

Newly fitted with a range of attractive units, copper effect work surfaces, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher & washing machine, original servant's bell (no longer operational), radiator, wood effect flooring, and 2 double glazed windows to the rear.



LOUNGE 5.05m x 3.85m (max)

With original sash window to the front elevation, radiator, decorative fireplace alcove with lighting, and fitted carpet.

BEDROOM ONE 4.15m x 3.65m (max)

With original sash window to the front elevation, radiator, built-in shelved cupboard, and fitted carpet.

BEDROOM TWO 3.65m x 3.65m (max)

With double glazed window to the rear elevation, radiator, and fitted carpet.

SHOWER ROOM 2.5m x 2.05m

Newly fitted with a modern white suite comprising WC & wash basin, large shower enclosure with mixer shower & Respatex style wall panelling, chrome heated towel rail, ceiling downlights, wood effect flooring, and original sash window to the front elevation.

LOFT

Large space with Skylight, lighting and Ramsay style ladder. Offers development potential (subject to the relevant consents).



29 Albany Street, 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 C

EPC Rating: C69

Gross Internal Floor Area: 102m²

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. 29 is on the left above Albany Stores 'Happy Shopper' shop, 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.



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