



2C Buchanan Terrace

Hill Street | Oban | PA34 5DF

Guide Price £99,950

Fiuran
PROPERTY

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2C Buchanan Terrace is a lovely first-floor one Bedroom Flat located in Oban town centre, enjoying distant views of Oban Bay and the islands beyond. Benefits include a Box Room, full contents included, communal garden, permit parking and no onward chain.

Special attention is drawn to the following:-

Key Features

- Lovely first floor flat in town centre
- Distant views of Oban Bay & Islands beyond
- Hallway, Lounge, Kitchen/Diner
- Shower Room, Bedroom, Box Room
- Electric Storage Heating
- Double glazing throughout
- Full contents included in sale
- Communal garden to rear
- Carpark to front (permit available)
- Close to local amenities & services
- No chain



2C Buchanan Terrace is a lovely first floor flat conveniently situated in the heart of Oban town centre, within easy walking distance of local amenities and services. The property enjoys distant views towards Oban Bay and the islands beyond.

The accommodation comprises a Hallway, comfortable Lounge, Kitchen/Diner, double Bedroom, Box Room and Shower Room. Further benefits include electric storage heating and double glazing throughout.

Externally, there is a communal garden to the rear and a car park to the front, with permits available. Offered for sale with no onward chain and the full contents included, this appealing property presents an excellent opportunity for a variety of purchasers.

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

APPROACH

Via shared entry at the front of the building, into the communal close, up one set of stairs, and through a white entrance door on the right.

HALLWAY

With electric storage heater, wood effect flooring, and doors leading to all rooms.

KITCHEN/DINER 3.75m x 2.65m

Fitted with a range of modern white gloss base and wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, tall fridge/freezer, washing machine, ceiling pulley, shelved recess, electric storage heater, vinyl flooring, and window to the rear elevation.

LOUNGE 3.55m x 3.25m

With window to the front elevation (with distant sea views), window seat, electric storage heater, shelved recess, and wood effect flooring.



BEDROOM 3.25m x 2.6m

With window to the front elevation (with distant sea views), electric storage heater, and wood effect flooring.

BOX ROOM 2.25m x 1.75m

With wood effect flooring.

SHOWER ROOM 2.6m x 1.05m

Fitted with a modern white suite comprising WC & vanity washbasin, walk-in shower enclosure with electric shower & Respatex style wall panelling, partially tiled walls, vinyl flooring, and window to the rear elevation.

GARDEN

A communal garden is situated to the rear of the property. Permit parking is available to the front.



2C Buchanan 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 & drainage.

Council Tax: Band B

EPC Rating: C69

Gross Internal Floor Area: 44m²

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

Heading South on the A85 through Oban, turn left off George Street into Argyll Street. Bear right at the top, then take an immediate left into the Tweeddale Street car park. Buchanan Terrace is accessed from the top right of the car park. Flat 2C is on the first floor 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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