

11A Argyll Street

Oban | Argyll | PA34 5SG

Guide Price £155,000

Fiuran PROPERTY

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11A Argyll Street is a bright 2 Bedroom ground floor Flat in Oban town centre, with secure entry, communal garden access, hardwood flooring, double glazing and electric heating. White goods and selected furnishings are included.

Special attention is drawn to the following:-



Key Features

- Bright ground floor Flat with two Bedrooms
- Situated in Oban town centre
- Secure entrance shared with only one other Flat
- Hallway, Kitchen/Diner, Lounge
- Shower Room, 2 double Bedrooms
- White goods, blinds, sofas & wardrobes included
- Piano available to be included, if required
- Beds available separately, if required
- Effective electric heating & double glazing
- Direct access to communal rear garden
- On-street permit parking
- Close to local amenities and shops
- No chain

Situated in the heart of Oban town centre, 11A Argyll Street is a bright and welcoming ground floor Flat within easy reach of local shops, amenities and transport links. The property benefits from a secure shared entrance, serving just two Flats, and comprises a Hallway, spacious Lounge, Kitchen/Diner, two double Bedrooms and a Shower Room.

The Flat is well presented throughout, featuring attractive hardwood flooring, double glazing and effective electric heating, making it an appealing option for first-time buyers, those looking to downsize or anyone seeking a conveniently located home.

Externally, the property enjoys direct access to a communal rear garden, providing useful outdoor space. On-street permit parking is available nearby. A selection of furnishings, including sofas, wardrobes, blinds and white goods, are included in the sale, with a piano also available if required. Beds may also be purchased separately if desired. The property is being offered for sale with no onward chain.

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

APPROACH

Via blue entrance door off Argyll Street, giving access to just two properties. Inside the close, the entrance to Flat 11A is on the left.

HALLWAY

With wall-mounted electric 'Rointe' heater, wall-mounted electric consumer unit, wooden flooring, and doors leading to the Kitchen/Diner, Lounge, Bedroom One, Bedroom Two and the Shower Room.

KITCHEN/DINER 3.55m x 3.5m

Fitted with a range of white base and wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, stainless steel cooker hood, tall fridge/freezer, washer/dryer, wall-mounted electric 'Rointe' heater, built-in cupboard (housing the hot water cylinder), wood effect flooring, window to the rear elevation, and external door leading to the garden.







LOUNGE 3.85m x 3.35m
With window to the front elevation, shelved recess, fireplace with electric fire, 2 sofas, and wooden flooring.

BEDROOM ONE 3.1m x 2.45m
With window to the rear elevation, wall-mounted electric 'Dimplex' heater, shelved recess with mirror, freestanding mirrored wardrobe, and wooden flooring.

BEDROOM TWO 2.65m x 2.6m
With window to the front elevation, wall-mounted electric 'Dimplex' heater, freestanding mirrored wardrobe, and wooden flooring.

SHOWER ROOM 2.25m x 1.05m
With white suite comprising WC and wash basin, shower enclosure with electric shower, partially tiled walls, and wood effect flooring.

GARDEN
There is a communal garden/drying green and bin storage yard to the rear of the building.









11A Argyll 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 & drainage.

Council Tax: Band C

EPC Rating: D65

Gross Internal Floor Area: 49m2

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. Flat 11A is near the top 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.



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The town of Oban

