



3A Angus Terrace

Oban | Argyll | PA34 4EG

Guide Price £215,000

Fiuran
PROPERTY

3A Angus Terrace

Oban | Argyll | PA34 4EG

3A Angus Terrace is a beautifully renovated upper-floor Apartment offering flexible accommodation with 2/3 bedrooms, located in the popular Glencruitten area of Oban. Finished to an exceptional standard throughout, the property boasts stylish modern features and benefits from a rear garden with shed, making it an attractive home or investment opportunity.

Special attention is drawn to the following:

Key Features

- Modern 3 Bedroom upper floor Apartment
- Porch, Hallway, Kitchen/Diner, Lounge, Bathroom
- 2 double Bedrooms, Dining Room/3rd Bedroom
- Large, partially floored Loft
- Replacement double glazing throughout
- Gas central heating with combi boiler
- Modern features including ceiling downlights
- Window coverings, flooring & white goods included
- Items of furniture available separately, if required
- Rear garden with drying green & timber shed
- Ample on-street parking
- Convenient to local services & amenities
- Successful holiday rental with 2 years letting licence remaining



3A Angus Terrace is a beautifully renovated upper-floor Apartment offering flexible accommodation with 2/3 bedrooms, located in the popular Glencruitten area of Oban. Finished to an exceptional standard throughout, the property boasts stylish modern features and benefits from a rear garden with shed, making it an attractive home or investment opportunity.

The accommodation comprises entrance Porch with stairs rising to the Hallway, modern fitted Kitchen/Diner with a range of white goods, open plan to the bright & spacious Lounge, 2 double Bedrooms, Dining Room/3rd Bedroom off the Lounge, and a contemporary family Bathroom. There is also a Loft space.

Presented to the market with no onward chain, this impressive property benefits from replacement double glazing throughout and gas central heating. The easily maintained rear garden is predominantly laid to lawn and houses a timber shed, providing useful outdoor space.

APPROACH

Via entrance door at the side of the property into the Porch.

PORCH

With carpeted stairs rising to the upper floor, window to the side elevation, and glazed door leading to the Hallway.

HALLWAY

With radiator, wood effect flooring with LED lighting, 2 built-in storage cupboards (one housing a replacement hot water cylinder), access to the Loft, and doors leading to the Lounge, Bathroom, Bedroom One and Bedroom Two.

LOUNGE 5.05m x 3.3m

Open plan to the Kitchen/Diner, with windows to the front elevation, radiator, wood effect flooring, and door leading to the Dining Room/ Bedroom Three.

KITCHEN/DINER 2.85m x 2.75m (max)

Fitted with a range of modern base & wall mounted units, under-cabinet lighting, wood effect work surfaces & breakfast bar, low-hanging pendant lighting over breakfast bar, stainless steel sink & drainer, tiled splash-backs, built-in electric oven & hob, cooker hood, tall fridge/freezer, dishwasher, washing machine, wine cooler, plinth lighting, wood effect flooring, and window to the rear elevation.



BEDROOM ONE 4.4m x 2.9m

With windows to the rear & side elevations, radiator, and fitted carpet.

BEDROOM TWO 3.6m x 3.35m

With window to the front elevation, radiator, built-in storage cupboard (housing the replacement combi boiler and electric meter/fuse box), and fitted carpet.

DINING ROOM/BEDROOM THREE 3.6m x 2.8m

With window to the front elevation, radiator, and fitted carpet.

BATHROOM 1.85m x 1.65m

With modern white suite comprising freestanding bath, vanity WC & wash basin units, shower enclosure with mixer rain shower, tiled walls with stone-effect cladding around bath, tiled flooring with underfloor heating, and window to the rear elevation.

LOFT

Large, partially floored storage space with skylight, offering development potential (subject to the relevant consents).

GARDEN

The rear garden is predominantly laid to lawn with stone paving and flower beds, and houses a timber shed measuring approximately 10' x 8'. Additional garden ground is located to the side of the property, offering further outdoor space.



3A Angus 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, gas, and drainage.

Council Tax: Band B

EPC Rating: C74

Gross Internal Floor Area: 86m²

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, primary schools and a high school, churches, a general hospital, and many pubs, shops & restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Soroba Road passing through the first set of traffic lights. At the second set of traffic lights, take a left onto Miller Road. Keep driving straight ahead, into Angus Terrace. No. 3A is on the left with a 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.

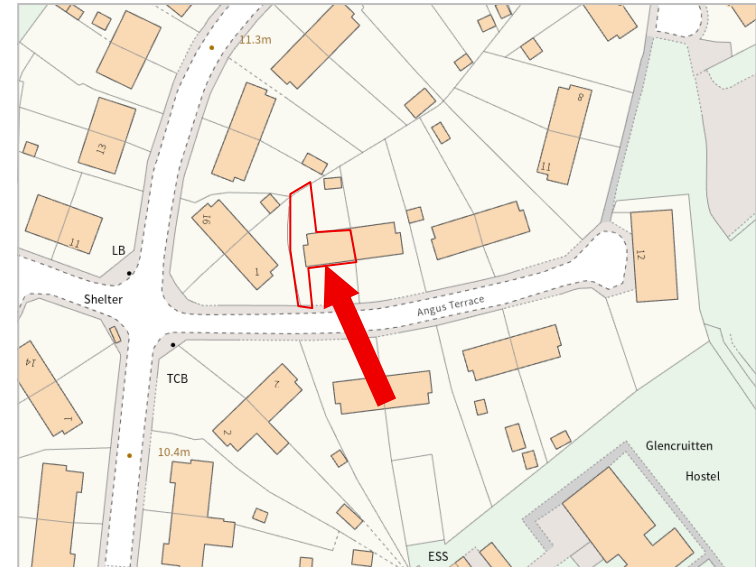
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

