



FLAT 4 | SOROBA HOUSE | SOROBA | OBAN | PA34 4SB



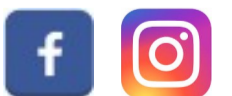
**GUIDE PRICE: £110,000**

The subject of sale forms a desirable first floor flat, located in the quiet area at Soroba House, on the edge of the west coast town of Oban. Recently updated with new Rointe electric heaters, new flooring throughout, and new UPVC windows (one of the bedroom windows did not require replacement), Flat 4 is in excellent order and also benefits from neutral fresh décor. This deceptively spacious flat is conveniently arranged over one level, flooded with natural light, and enjoys views to the surrounding countryside. The open-plan living area with bay window, and generous double bedroom with built-in wardrobe and two windows, are most attractive features, with a modern bathroom and welcoming entrance hallway making up the remainder of the accommodation. Due to the size and location, the property would be ideally suited as a fantastic first time home, permanent or holiday home, and would also provide an investment opportunity in a buoyant rental, or self-catering, market.

Oban itself provides a comprehensive range of services, both commercially and culturally. The town boasts a wide variety of businesses, offices, shops, restaurants, cafes and bars while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as "The Seafood Capital of Scotland", the town is also the Gateway to the Isles, with ferry, train and air services linking the islands to the mainland and central belt.

- Attractive First Floor Flat
- Elevated Views & Convenient Town Location
- In Excellent Order & Recently Updated
- Open-Plan Lounge, Dining & Kitchen Area with Bay Window
- Large Double Bedroom with Built-in Wardrobe
- Bathroom
- New Double Glazing (with the exception of one)
- Newly Installed Electric Rointe Heating
- One Residential Parking Space
- Includes White Goods
- EPC Rating: E 39

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**Entrance Hallway 2.0m x 1.6m**

With entrance door. Built-in cupboard housing hot water tank. Hatch to loft. Plaster corning. Doors to open-plan living area, double bedroom and bathroom.

**Open-Plan Lounge, Dining & Kitchen Area 5.3m x 4.4m**

With UPVC bay window to front countryside views. Fitted with white kitchen units (with new gloss white doors), offset with granite effect work surfaces and splashback. Stainless steel sink unit. Amica free-standing cooker unit. Stainless steel extractor hood over. Undercounter Fridgemaster fridge/freezer. Candy washing machine. Plaster corning.

**Bedroom 6.1m x 3.7m**

L-shaped, with two windows to side (one window is not brand new, however still UPVC). Built-in

wardrobe with mirrored sliding doors. Plaster corning.

**Bathroom 2.3m x 1.7m**

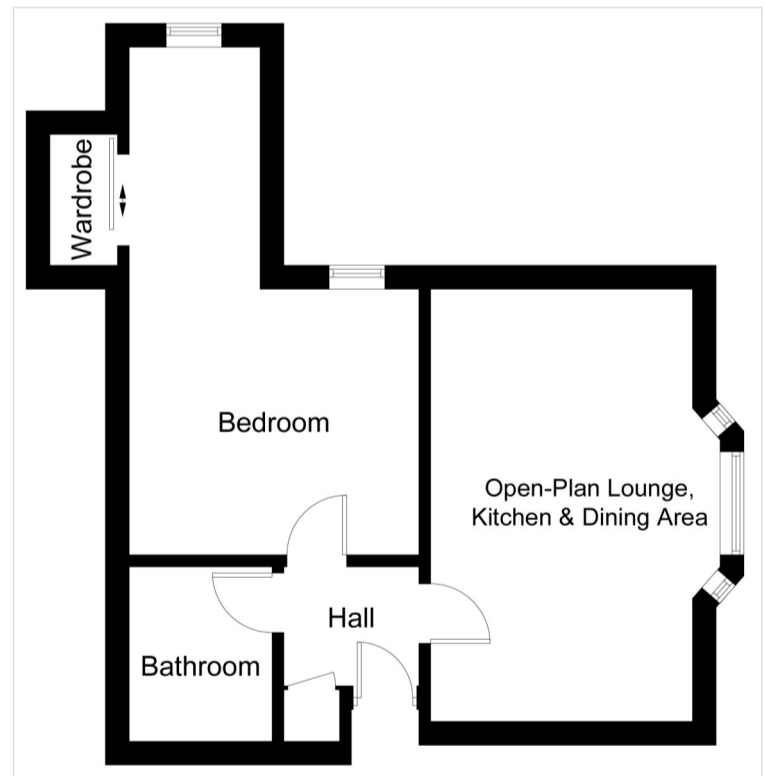
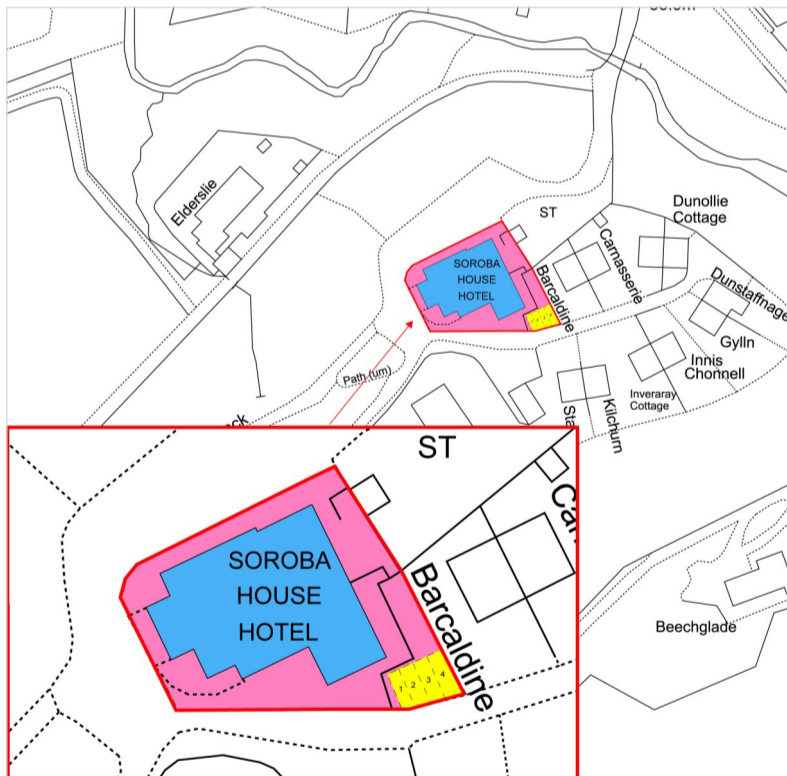
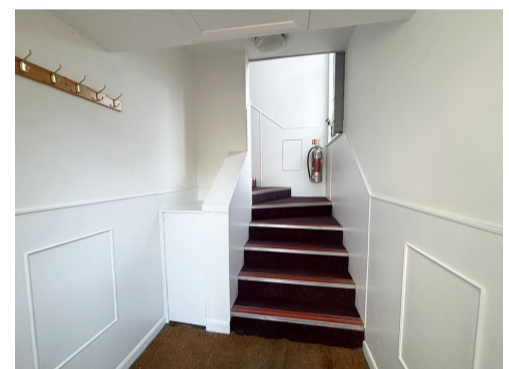
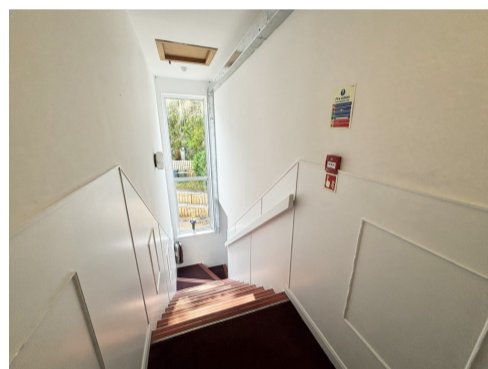
Fitted with white suite of WC, wash hand basin, and bath with Mira shower over. Three quarter wall height wet-walling. Heated towel rail.

**Parking Area**

The sale includes one parking space to the rear of the property, highlighted as the number 4 on the title plan, shaded yellow.

**Maintenance Fees**

Whilst there are no factoring fees for the property, it is written in to the deed of conditions, that the Hotel will pay for 50% of any maintenance costs, with the remaining 50% will be split equally between the 4 flats.




**Travel Directions**

Approaching Oban from the north, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. At the roundabout, follow the road to the left, A816. Continue on this road for about a mile, passing the Fire Station at the roundabout and continue up the hill to the traffic lights. Turn right where signposted Soroba House, continue over the small bridge and bear left up to Soroba House. Drive round the property to the rear where there is a parking space for Flat 4.

Go through the white UPVC entrance door, proceed up the stairs, through the door, and the entrance door for Flat 1 is on the right at the end of the hall.

**Title Plan Key:**

- Light Blue - Indicates the whole subjects of Soroba House, including Flat 4
- Pink - Grounds of Soroba House only
- Yellow - Parking spaces for Flats 1 - 4

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