


# 126C George Street

Oban | Argyll | PA34 5NT

Offers Over £190,000

Fiuran PROPERTY

# 126C George Street

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126C George Street is a spacious 4 Bedroom top-floor flat with partial sea views, attractive period features, gas central heating, communal garden with private area, external store and excellent storage, conveniently located close to Oban town centre.

Special attention is drawn to the following:-

**Key Features**

- Spacious top floor flat with partial sea views
- Hallway, Kitchen/Diner, Lounge
- 4 double Bedrooms, Bathroom
- Wooden doors & floors
- Attractive fireplace with gas fire
- Fully double glazed
- Gas central heating
- Contents available under separate negotiation
- Excellent storage space including Loft
- Private external store
- Communal garden with private area
- View of McCaig's Tower to the rear
- On-street permit parking to the front
- Convenient to town centre and amenities
- No chain



126C George Street is a spacious top-floor Flat enjoying a convenient location close to Oban town centre and its wide range of amenities, with the added benefit of partial sea views. Offering generously proportioned accommodation, the property comprises a welcoming Hallway, a bright and comfortable Lounge, Kitchen/Diner, four double Bedrooms and a Bathroom. The property would make an ideal purchase for a family or those seeking a spacious home within easy reach of the town centre.

The flat retains some attractive features, including wooden internal doors and flooring, together with an appealing fireplace housing a gas fire. Further benefits include full double glazing, gas central heating and excellent storage provision throughout including a Loft. There is also a useful private external store.

Externally, residents have access to a communal garden, which includes a designated private area for this property. On-street permit parking is available to the front. Conveniently situated for Oban's shops, restaurants, transport links and other local amenities, 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 at the front of the property, up two sets of stairs in the well-kept communal close, and through an entrance door on the left.

**HALLWAY**
With sizeable storage cupboard, radiator, wooden flooring, and doors leading to the Kitchen/Diner, Lounge, all 4 Bedrooms, and the Bathroom.

**KITCHEN/DINER** 4.4m x 2.95m
Fitted with a range of base & wall mounted units, wooden work surfaces, ceramic sink & drainer, tiled splash-backs, wooden flooring, and window to the rear elevation. Range of white goods available under separate negotiation.

**LOUNGE** 4.4m x 4.3m
With Bay window to the front elevation, high ceiling with attractive original cornicing & ceiling rose, fireplace with gas fire, shelved recess, radiator, and wooden flooring.





**BEDROOM ONE** 4.4m x 3.45m
With Bay window to the front elevation, radiator, and wooden flooring.

**BEDROOM TWO** 4.4m x 3.1m (max)
With Bay window to the front elevation, built-in wardrobe, radiator, and fitted carpet.

**BEDROOM THREE** 3.2m x 2.9m
With window to the rear elevation, radiator, and fitted carpet.

**BEDROOM FOUR** 2.9m x 2.8m
With window to the rear elevation, radiator, and painted wooden flooring.

**BATHROOM** 2.9m x 1.2m
Fitted with a modern white suite comprising bath with electric shower over, WC and vanity wash basin, chrome heated towel rail, partially tiled walls, vinyl flooring, and window to the rear elevation.

**LOFT** - Large, partially floored space.

**GARDEN**
To the rear of the building, there is a private store located within an outhouse, together with a private garden area laid to grass. There is also a further communal garden and drying green. On-street parking is available to the front of the property, with a residents' permit.












# 126C George 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 D

**EPC Rating:** C75

**Gross Internal Floor Area:** 95m2

**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 into Oban on the A85, follow the signs for the town centre. 126C George Street is on the left above Webster of Oban Photographic Centre and can be identified by the For Sale sign in the window.

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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.


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PROPERTY
Caledonian MacBrayne