



Flat 2, 54 George Street

Oban | Argyll | PA34 5SD

Offers Over £230,000

Fiuran
PROPERTY

Flat 2, 54 George Street

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Flat 2, 54 George Street is a gorgeous 2 Bedroom top floor Apartment with spectacular views and modern features, conveniently located in Oban town centre. With glazed French doors and Juliet balcony to the front, it is currently run as a highly successful holiday rental.

Special attention is drawn to the following:-

Key Features

- Gorgeous top floor Apartment with spectacular views
- Hallway, Kitchen/Diner, Lounge, Dining Area
- 2 double Bedrooms, Shower Room
- Replacement double glazing to front
- Glazed French doors with Juliet balcony
- Effective electric heating
- Modern features throughout
- Some gutters have been replaced
- White goods, window coverings & flooring included
- Close shared with only 1 other Apartment
- Convenient town centre location
- Currently run as successful holiday rental
- Short-term letting licence in place
- No chain



Flat 2, 54 George Street is a stunning top floor Apartment enjoying spectacular views and a convenient location in Oban town centre. Beautifully presented throughout, the property offers modern features and would make an ideal home or holiday rental.

The accommodation comprises a welcoming Hallway, Kitchen/Diner, Lounge with separate Dining Area, two double Bedrooms and a modern Shower Room. Glazed French doors open to a Juliet balcony, making the most of the impressive outlook.

Further benefits include replacement double glazing throughout and effective electric heating. White goods, window coverings and flooring are included. The Apartment is accessed via a shared close with only one other property, providing a pleasant communal entrance.

Currently operating as a successful holiday rental, the property also offers excellent flexibility for those seeking a home in the heart of Oban. 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 to the right of 'Oban Gift Co', up 2 sets of stairs, and through a door into the Hallway.

HALLWAY

With wall-mounted electric heater, built-in cupboard, wood effect flooring, access to the Loft, and doors leading to all rooms.

KITCHEN/DINER 4m x 3.05m (max)

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, breakfast bar, sink & drainer, tiled splash-backs, electric cooker, cooker hood, fridge/freezer, washing machine, serving hatch to the Lounge/Diner, vinyl flooring, and window to the front.

LOUNGE/DINER 7.25m x 3.9m (max)

With windows & glazed French doors with Juliet balcony to the front elevation, further window to the rear with views of McCaig's Tower, wall-mounted electric heater, and wood effect flooring.



BEDROOM ONE 3.95m x 3.95m (max)

With window to the front elevation, wall-mounted electric heater, and wood effect flooring.

BEDROOM TWO 3.6m x 3.1m (max)

With window to the rear elevation, wall-mounted electric heater, and wood effect flooring.

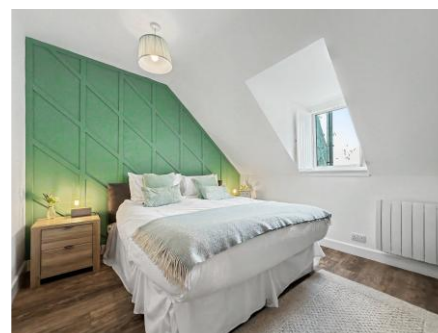
SHOWER ROOM 2.2m x 2.05m

With modern white suite comprising WC & wall-mounted vanity wash basin, shower enclosure with electric shower, chrome heated towel rail, mirror with LED lighting, Respatex style wall panelling, wood effect flooring, and Velux style window to the rear elevation.

LOFT – useful storage space.

DIRECTIONS

Heading into Oban on the A85, follow the signs for the town centre. Flat 2, 54 George Street is on the left, above 'Oban Gift Co'.



Flat 2, 54 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, and drainage.

Council Tax: Band B

EPC Rating: E42

Gross Internal Floor Area: 72m²

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.

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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