



3F Lismore Crescent

Oban | Argyll | PA34 5AX

Guide Price £135,000

Fiuran
PROPERTY

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3F Lismore Crescent is an attractive 2 Bedroom ground floor Flat conveniently located within walking distance of the town centre, local amenities and regular bus services. Benefiting from newly fitted electric heating, double glazing, private gardens, two stores, a decked area with timber shed, and no onward chain, it offers an ideal first home or buy-to-let opportunity.

Special attention is drawn to the following:-

Key Features

- Attractive 2 Bedroom ground floor Flat
- Gardens to front & side of property
- Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms, Shower Room
- Newly fitted electric heating
- Double glazing throughout
- White goods available, if required
- 2 private stores within communal close
- Small decked area & timber shed
- New external wall insulation & rendering
- Communal garden/drying green to rear
- Free on-street parking & residents' car parks
- Local convenience store & school nearby
- Conveniently located close to regular bus services
- Short walk to town centre
- No chain



Situated within easy walking distance of the town centre, this attractive 2 Bedroom ground floor Flat offers comfortable, low-maintenance living in a convenient location. Ideal for first-time buyers, downsizers or buy-to-let investors, the property enjoys easy access to local amenities, a nearby convenience store, school and regular bus services, and is offered for sale with no onward chain.

The well-proportioned accommodation comprises a welcoming Hallway, bright Lounge/Diner, fitted Kitchen, two double Bedrooms and a Shower Room. The property further benefits from newly fitted electric heating, double glazing throughout, and white goods are available if required.

Externally, there are private garden areas to the front and side, together with a small decked seating area and timber shed. Two private stores are located within the communal close, while a communal drying green lies to the rear. Newly completed external wall insulation and rendering enhance both the property's appearance and energy efficiency, and free on-street parking together with residents' car parks provide ample parking.

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

APPROACH

Access is available via free on-street parking to the front of the property or the nearby residents' car parks. A shared entrance leads into the communal close, with the property entered either through the entrance door on the right or directly into the Lounge/Diner via the French doors to the front.

HALLWAY

With new electric storage heater, 2 built-in storage cupboards (one housing the hot water cylinder), small cupboard (housing the electric consumer unit), fitted carpet, and doors leading to the Lounge/Diner, both Bedrooms and the Shower Room.

KITCHEN 3.35m x 2.05m

Fitted with a range of modern base & wall-mounted units, work surfaces, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, wood effect flooring, window to the rear, and door leading to the Lounge/Diner. Fridge/freezer, washing machine and dishwasher available to be included, if required.



LOUNGE/DINER 4.95m x 3.65m (max)

With window to the side elevation, new electric storage heater, fireplace with electric fire, wood effect flooring, and glazed French doors leading to the front decking.

BEDROOM ONE 4.05m x 3.05m

With window to the front elevation, new wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.35m x 3.05m (max)

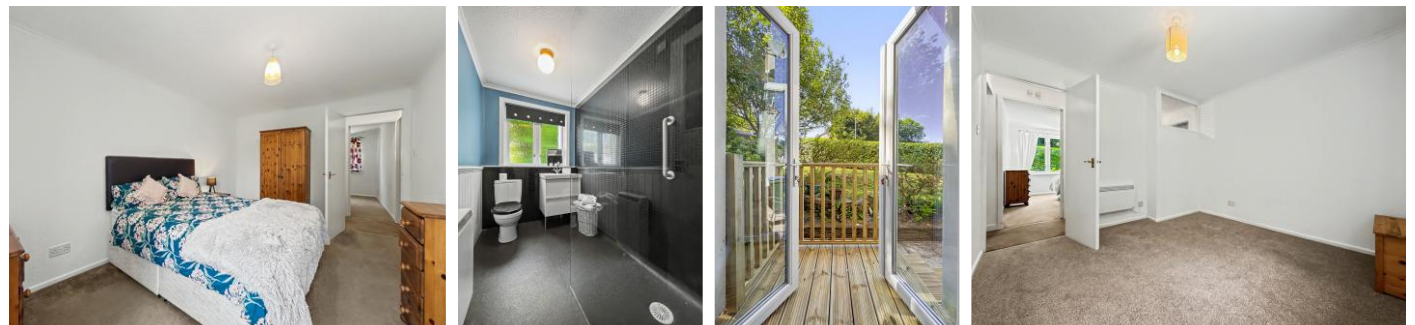
With window to the rear elevation, new wall-mounted electric heater, and fitted carpet.

SHOWER ROOM 2.7m x 1.55m

Accessible wet room, fitted with a modern white suite comprising WC and vanity wash basin, walk-in shower enclosure with mixer shower, electric storage heater, Respatex style wall panelling, resin flooring, and window to the rear elevation.

EXTERIOR

The property benefits from private garden areas to the front and side. The front garden is predominantly laid to lawn and incorporates a small decked seating area, while the generous sloping side garden is planted with a variety of established shrubs and trees and also features a timber shed. 2 private stores are located within the communal close, while a shared garden and drying green can be found to the rear.



3F Lismore Crescent, 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 B

EPC Rating: D64

Gross Internal Floor Area: 60m²

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

From Argyll Square in Oban, proceed north along George Street onto the Corran Esplanade. At the roundabout, take the first exit to the left. Immediately after St Columba's Cathedral, turn right onto Corran Brae. Take a right at the top of the hill into Lismore Crescent. No.3F Lismore Crescent is 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. Flatted dwellings may require future communal works which purchasers may have to contribute to.

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

