



8E Quarry Road

Oban | Argyll | PA34 4DP

Guide Price £110,000

Fiuran
PROPERTY

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8E Quarry Road is a modern top-floor Flat located in the town of Oban. Features include a spacious double Bedroom, electric storage heating, open fire, full double glazing and excellent storage including a Loft. Shared rear garden/drying green, free on-street parking and convenient access to town centre amenities.

Special attention is drawn to the following:

Key Features

- Modern top floor Flat with one double Bedroom
- Hallway, Kitchen, Lounge/Diner
- Shower Room, double Bedroom
- Electric storage heating
- Open fire in Lounge area
- Fully double glazed
- Excellent storage, including Loft
- Window coverings & flooring included
- Range of white goods available to be included
- Shared garden/drying green to the rear
- Free on-street parking
- Convenient to town centre & amenities



8E Quarry Road is well presented top-floor Flat in a convenient location close to Oban town centre. The property provides modern and comfortable living space comprising a Hallway, Kitchen, spacious Lounge/Diner, double Bedroom and Shower Room, making it an ideal choice for a variety of buyers.

The property benefits from electric storage heating and full double glazing, while an open fire in the Lounge area creates an attractive focal point. Excellent storage is provided, including a useful Loft, and window coverings and flooring are included in the sale. A range of white goods may also be available for inclusion, if required.

Externally, there is a shared garden/drying green to the rear, while free on-street parking is available nearby. The property is conveniently positioned for easy access to Oban town centre, with its wide range of shops, cafés, restaurants and other amenities within easy reach.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via access at the front of the property, into the communal close, up 2 sets of stairs, and through an entrance door on the right into the Hallway.

HALLWAY

With electric storage heater, 2 built-in storage cupboards, fitted carpet, and doors leading to all rooms.

LOUNGE/DINER 3.9m x 3.5m

Open-plan to the Kitchen, with windows to the front & side elevations, wall-mounted electric heater, fireplace with open fire, ceiling downlights, and wood effect flooring.

KITCHEN 3.5m x 2.4m (max)

Fitted with a range of modern base units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, ceiling downlights, wood effect flooring, and window to the rear elevation.



BEDROOM 3.5m x 3.35m (max)

With window to the front elevation, wall-mounted electric heater, built-in shelved cupboard (housing the hot water cylinder), and fitted carpet.

SHOWER ROOM 1.95m x 1.7m

Fitted with a modern white suite comprising WC and vanity wash basin unit, shower enclosure with electric shower, Respatex style wall panelling, wood effect flooring, and window to the rear elevation.

EXTERIOR

The property benefits from access to a communal garden and drying green to the rear of the building, which is mainly laid to lawn. There is free on-street parking to the front.

DIRECTIONS

From Argyll Square head along Soroba Road passing through the first set of traffic lights. Before the second set of traffic lights, take a left onto Sinclair Drive, then a right onto Quarry Road. No. 8E is on the left and can be identified by the For Sale sign in the window.



8E Quarry Road, 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: C73

Gross Internal Floor Area: 44m²

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.

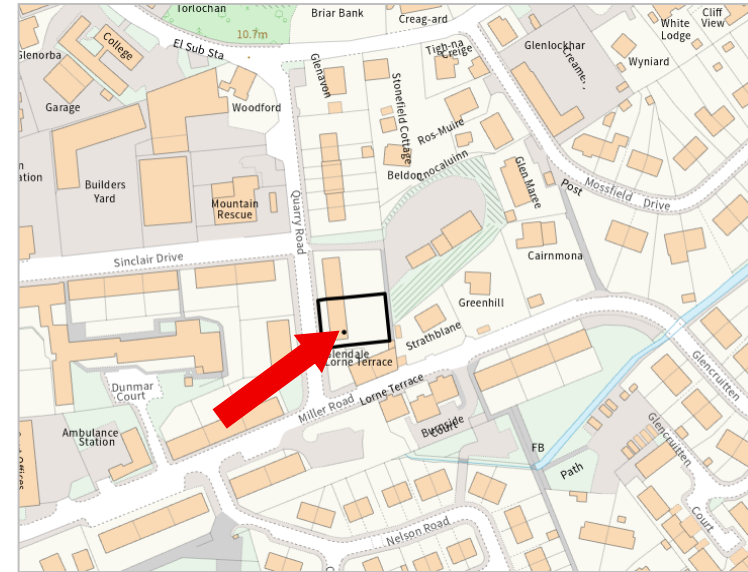
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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