



## 12E Miller Road

Oban | Argyll | PA34 4DX

Offers Over £130,000

**Fiuran**  
PROPERTY

# 12E Miller Road

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12E Miller Road is a bright & modern top floor Flat with 2 double Bedrooms, located within walking distance of Oban town centre. With gas central heating & shared garden/drying green, it would make an excellent first time buy or investment purchase.

Special attention is drawn to the following:

## Key Features

- Immaculately presented top floor Flat
- Hallway, Kitchen, Lounge
- 2 double Bedrooms, Shower Room
- Partially floored Loft with power
- Gas central heating & excellent storage
- New internal doors & electrical consumer unit
- Shared garden/drying green to the rear
- Secure entrance door
- Free on-street parking
- White goods, window coverings & flooring included
- Items of furniture available separately if required
- Convenient to town centre and amenities



12E Miller Road is a bright & modern top floor Flat with 2 double Bedrooms, located within walking distance of Oban town centre. With gas central heating & shared garden/drying green, it would make an excellent first time buy or investment purchase.

The accommodation comprises entrance Hallway with built-in storage cupboard, modern fitted Kitchen with a range of white goods, spacious Lounge with gas fire and large storage cupboard, 2 double Bedrooms, and modern Shower Room.

Freshly decorated throughout, the property also benefits from double glazing. All flooring and window coverings are included in the sale. With gas central heating and an insulated & re-rendered exterior, the property is warm and easy to heat up.

There is a shared garden/drying green to the rear of the property and ample free on-street parking to the front of the building.

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

### **APPROACH**

Via stepped access at the front of the building, through a secure entrance door into the communal close, up 2 sets of stairs, and through an entrance door on the left.

### **HALLWAY**

With radiator, newly fitted wood effect flooring, built-in storage cupboard, access to the Loft, and doors leading to the Kitchen, Lounge, both Bedrooms & the Shower Room.

**LOFT** – partially floored with lighting.

**KITCHEN** 2.95m x 1.65m

Fitted with a range of modern base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, washing machine, integrated fridge, tile effect flooring, and window to the rear elevation.



**LOUNGE** 4.35m x 3.45m

With attractive fire surround & gas fire, large storage cupboard (housing the hot water cylinder), fitted carpet, and window to the front elevation.

**BEDROOM ONE** 3.6m x 3.45m

With window to the front elevation, radiator, new skirting boards, and newly fitted wood effect flooring.

**BEDROOM TWO** 3.35m x 2.95m (max)

With window to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

**SHOWER ROOM** 1.8m x 1.35m

With white suite comprising WC & washbasin, shower enclosure with electric shower, chrome heated towel rail, tiled walls, newly fitted wood effect flooring, and window to the rear elevation.

**GARDEN**

There is a shared garden/drying green & bin enclosure to the rear of the property. There is ample free on-street parking to the front of the building.



## 12E Miller 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, gas & drainage.

**Council Tax:** Band B

**EPC Rating:** C69

**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 head along Soroba Road passing through the first set of traffic lights. At the second set of traffic lights, take a left onto Miller Road. No. 12E is on the right and can be identified by the For Sale sign in the window.

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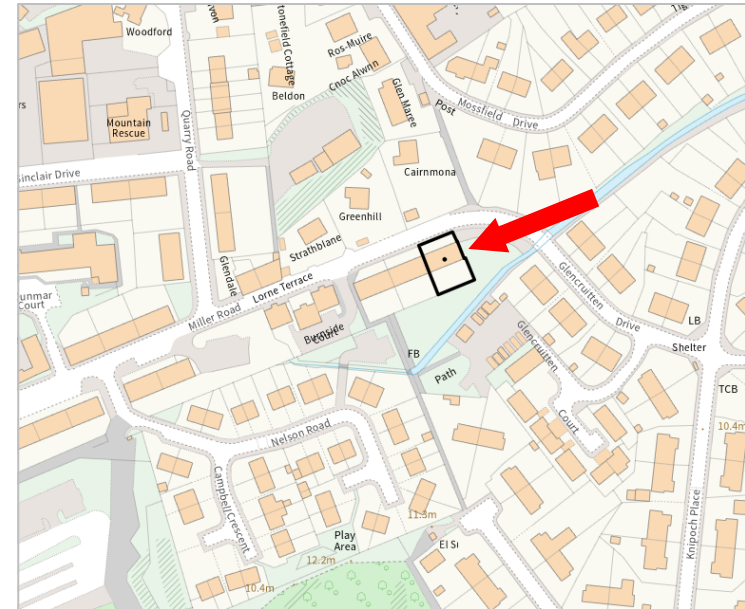
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

Prospective purchasers are advised to 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

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# The town of Oban

