



1D Ulva Road

Oban | Argyll | PA34 4YA

Guide Price £115,000

Fiuran
PROPERTY

1D Ulva Road

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1D Ulva Road is a spacious 2 Bedroom first floor Flat within walking distance of Oban town centre. With modern features throughout, it would make an ideal first home or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious first floor flat with 2 Bedrooms
- Hallway, Kitchen/Diner, Lounge
- 2 Bedrooms, Shower Room
- Fully double glazed
- Electric storage heating
- Good storage throughout
- Private store on ground floor of communal close
- Window coverings & flooring included
- Replacement roof, external wall insulation & guttering
- Free on-street parking
- Close to Oban Primary Campus
- Convenient to town centre and amenities



1D Ulva Road is a spacious 2 Bedroom first floor Flat within walking distance of Oban town centre. With modern features throughout, it would make an ideal first home or buy-to-let investment.

The accommodation comprises entrance Hallway with 2 storage cupboards, modern fitted Kitchen /Diner, sizeable Lounge, contemporary Shower Room, and 2 double Bedrooms.

Close to Oban Primary Campus, 1D Ulva Road benefits from double glazing and an effective electric heating system. There is a shared garden/drying green to the rear of the property.

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

APPROACH

Via shared entry at the front or rear of the building, up 1 set of stairs, and through an entrance door on the right.

HALLWAY

With 2 built-in storage cupboards, electric storage heater, wood effect laminate flooring, and doors leading to the Kitchen/Diner, Lounge, both Bedrooms and the Shower Room.

KITCHEN/DINER 4.05m x 2.3m (max)

Fitted with a range of white base & wall mounted units, complementary work surfaces, sink & drainer, tiled splash-backs, built-in electric oven & hob, extractor hood, built-in cupboard (housing a newly fitted hot water cylinder) window to the front elevation, vinyl flooring, and space for a range of white goods and dining furniture.



LOUNGE 4.4m x 3.8m

With window to the rear elevation, 2 electric storage heaters (one with wooden cover), and wood effect laminate flooring.

BEDROOM ONE 3.8m x 3.05m

With window to the rear elevation, electric storage heater, and fitted carpet.

BEDROOM TWO 3.1m x 3.05m (max)

With window to the front elevation, electric storage heater, built-in wardrobe, and wood effect laminate flooring.

SHOWER ROOM 1.9m x 1.8m

Fitted with a modern white suite comprising vanity WC & wash basin, corner shower enclosure with Respatex style wall panelling and electric shower, vinyl flooring, and window to the front elevation.

EXTERNAL

There is a communal garden/drying green to the rear of the property. There is also a large private store on the ground floor of the communal close.



1D Ulva 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 & drainage

Council Tax: Band B

EPC Rating: C79

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, primary schools and a high school, churches, a general hospital, 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 on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Take a left into Ulva Road. 1D is within the first block of flats 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.

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.



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