



17A High Street

Oban | Argyll | PA34 4BG

Guide Price £50,000

Fiuran
PROPERTY

17A High Street

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17A High Street is a compact, centrally located ground floor Studio Flat brought to the market with no chain.

Special attention is drawn to the following:

Key Features

- Studio Flat
- Convenient town centre location
- Vestibule, Living Area/Bedroom
- Kitchen, Shower Room
- Dimplex electric storage heater
- Shared garden/yard to the rear
- On-street permit parking to front
- Improvement potential
- No chain



17A High Street is a compact, centrally located ground floor Studio Flat brought to the market with no chain.

The accommodation comprises entrance Vestibule with storage cupboard, open plan Living Area /Bedroom, fitted Kitchen, and Shower Room.

In addition to its convenient location, 17A High Street benefits from electric storage heating.

There is ample on-street parking to the front of the property, with permit available.

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

APPROACH

Via blue entrance door at the front of the building into the communal close, and through an entrance door on the left into the Vestibule.

VESTIBULE 0.95m x 0.85m

With built-in cupboard, and doors leading to the Living Area/Bedroom and Shower Room.

LIVING AREA/BEDROOM 3.1m x 2.9m

Open plan to the Kitchen, with window to the front elevation, and Dimplex electric storage heater.

KITCHEN 2.8m x 1.3m

Fitted with a range of white base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, extractor hood, space for a range of white goods, and window to the rear elevation.

SHOWER ROOM 1.4m x 1.35m

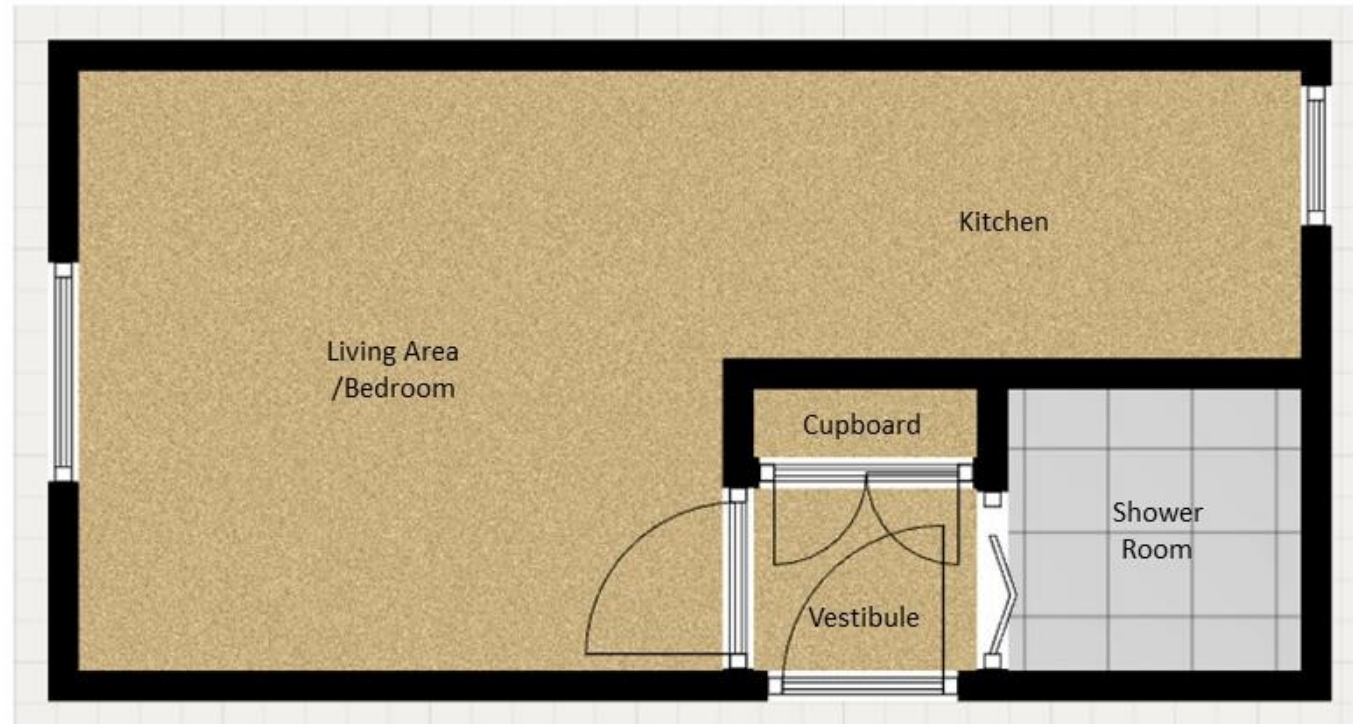
With WC, wash basin, shower enclosure with electric shower, Respatex style wall panelling, fan, and vinyl flooring.

GARDEN

There is a shared garden/yard to the rear of the property, with space to store bins.



17A High Street 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 A

EPC Rating: D68

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 up Albany Street. Take a left hand turn onto Campbell Street, and take another left onto High Street. No. 17A High Street is on the right and can be identified by the For Sale sign in the window.

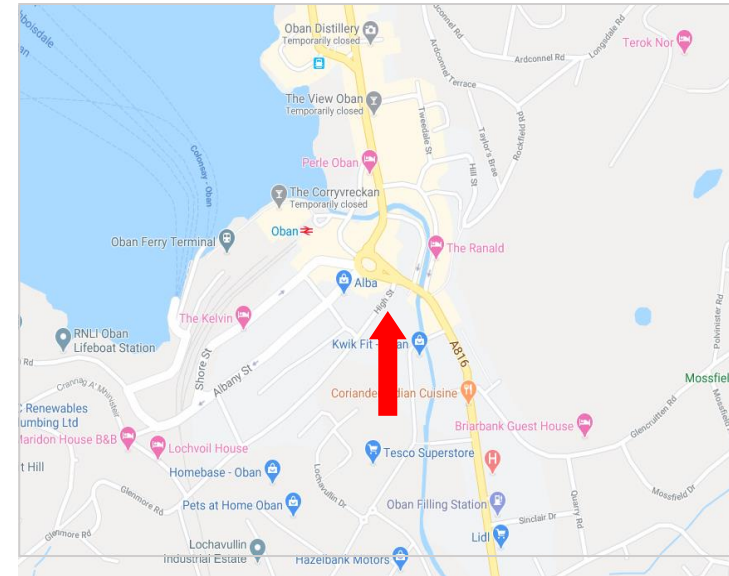
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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PROPERTY

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The town of Oban

