



7 Kilmartin Court

Oban | Argyll | PA34 4NT

Offers Over £150,000

Fiuran
PROPERTY

7 Kilmartin Court

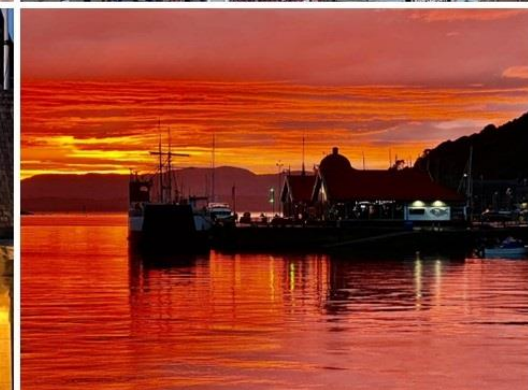
Oban | Argyll | PA34 4NT

7 Kilmartin Court is a sought after one Bedroom Apartment on the second floor of a well-maintained building in the centre of Oban, with spectacular views of Oban Bay and McCaig's Tower, with its own private parking space.

Special attention is drawn to the following:-

Key Features

- Sought after Apartment with one Bedroom
- Spectacular views of Oban Bay & McCaig's Tower
- Located in Oban town centre
- Hallway, open-plan Lounge/Diner/Kitchen
- Bathroom, double Bedroom
- Glazed door leading onto balcony at front
- 'Total control' electric storage heating
- Double glazing throughout & ample storage
- White goods, window coverings & furniture included
- Allocated private parking space
- Secure entry system
- Train station, bus stops & ferry terminal on doorstep
- No chain



7 Kilmartin Court is a sought after one Bedroom Apartment on the second floor of a well-maintained building in the centre of Oban, with spectacular views of Oban Bay and McCaig's Tower, with its own private parking space.

The accommodation comprises entrance Hallway, open plan Lounge/Diner/Kitchen with sea views, double Bedroom with built-in wardrobe & glazed door leading to a balcony at the front, and modern Bathroom.

Situated in the town centre, the property benefits from its own private parking space and further visitor's parking. It is fully double glazed, with 'total control' electric storage heating. There is a communal cupboard within the close and shared bin store on the ground floor.

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

APPROACH

Via secure entry at the rear of the building, into a well-kept communal close, up two sets of stairs, and through a door into a shared Hallway. The entrance door for no.7 is straight ahead.

HALLWAY

With electric storage heater, large airing cupboard housing the hot water cylinder, secure entry phone, fitted carpet, and doors leading to the Bathroom, Bedroom and Lounge/Diner/Kitchen.

BATHROOM 1.95m x 1.8m

Fitted with a white suite comprising bath with mixer shower over, WC and wash basin, partially tiled walls, and vinyl flooring.



BEDROOM 3.7m x 3.15m (max)

With built-in wardrobe, wall-mounted electric heater, fitted carpet, and glazed door to the front elevation leading to a balcony with views over the town.

LOUNGE/DINER 4.1m x 3.7m

Open plan to the Kitchen, with window to the front elevation with views over the town, electric storage heater, and fitted carpet.

KITCHEN 2.8m x 2.1m

Fitted with a range of base & wall-mounted units, work surfaces over, sink & drainer, electric cooker, washing machine, under-counter fridge, and vinyl flooring.

EXTERIOR

Shared storage cupboard & bin store.
Allocated parking space.



7 Kilmartin Court, 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 C

EPC Rating: B83

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

Situated in the town centre of Oban, adjacent to Station Square and above 'Semichem'/'Costa'.

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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