



7D Drimvargie Terrace

Oban | Argyll | PA34 4BN

Offers Over £150,000

Fiuran
PROPERTY

7D Drimvargie Terrace

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7D Drimvargie Terrace is a beautifully presented 2nd floor Apartment with 2 Bedrooms and gas central heating, located close to Oban town centre.

Special attention is drawn to the following:-

Key Features

- Spacious 2nd floor Apartment in traditional Tenement
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Gas central heating
- Attractive fireplace with multi-fuel stove
- Double glazing throughout
- Freshly decorated throughout
- White goods included in sale
- Modern features including ceiling downlights
- Coal shed/store to rear of block
- On-street parking with permit available
- Quiet location, close to town & amenities
- Short walk to Ferry Terminal



7D Drimvargie Terrace is a beautifully presented 2nd floor Apartment with 2 Bedrooms and gas central heating, located close to Oban town centre.

The accommodation comprises entrance Hallway, modern fitted Kitchen, spacious Lounge/Diner with multi-fuel stove, 2 double Bedrooms, and contemporary Shower Room.

In addition to its convenient location, 7D Drimvargie Terrace is fully double glazed and benefits from gas central heating. With modern features including ceiling downlights, the property also has original features such as wooden internal doors & high ceilings. A range of white goods are to be included in the sale.

Externally, there is a private coal shed/store to the rear of the Tenement, and there is ample permit parking to the front.

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

APPROACH

Via dark green entrance door at the front of the building, up 2 sets of stairs, and through a black entrance door on the right.

HALLWAY

With radiator, wooden flooring, opening to the Kitchen, and doors leading to the Lounge/Diner, both Bedrooms, and the Shower Room.

KITCHEN 3.05m x 2.25m

Fitted with a range of modern white gloss base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, Respatex style splash-backs, built-in electric oven, gas hob, stainless steel cooker hood, integrated fridge/freezer, washing machine, ceiling downlights, tiled flooring, and window to the rear elevation.



LOUNGE/DINER 4.3m x 3.55m

With windows to the front elevation, radiator, attractive fireplace with multi-fuel stove, shelved recess, and fitted carpet.

BEDROOM ONE 4.3m x 2.8m

With window to the front elevation, radiator, and fitted carpet.

BEDROOM TWO 4.25m x 3.15m (max)

With window to the rear elevation, radiator, shelved recess, and fitted carpet.

SHOWER ROOM 3.05m x 1.15m

With modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, feature wall mirror, partially tiled walls, tiled flooring, and window to the rear elevation.

EXTERIOR

There is a private coal shed/store to the rear of the Tenement, and ample parking to the front of the building, with permits available to purchase.



7D Drimvargie Terrace, 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, and drainage.

Council Tax: Band B

EPC Rating: C75

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 at the top, onto Drimvargie Road. 7D Drimvargie Terrace is on the right and can be identified by the green entrance door and the For Sale sign in the window.

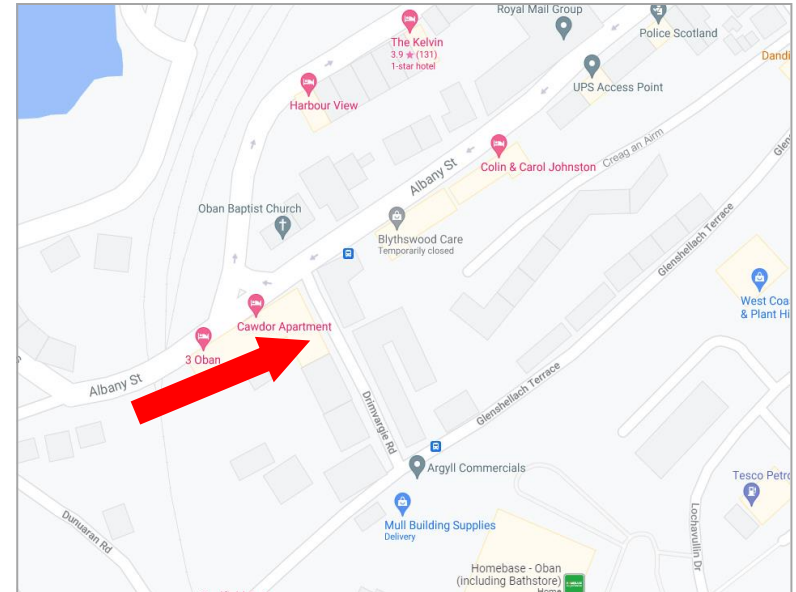
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



Fiuran

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The town of Oban

