



Basement Flat, 5 Albany Terrace

George Street | Oban | PA34 5NY

Guide Price £105,000

Fiuran
PROPERTY

Basement Flat, 5 Albany Terrace

George Street | Oban | PA34 5NY

Basement Flat, 5 Albany Terrace is a spacious basement flat with one large double Bedroom and small garden, centrally located within Oban town centre and a short walk to Oban's Esplanade.

Special attention is drawn to the following:-

Key Features

- Spacious basement Flat with large double Bedroom
- Only a short walk from Oban's Esplanade
- Porch, open-plan Lounge/Kitchen/Diner
- Double Bedroom, Bathroom, Utility Room
- Fully double glazed
- Efficient electric heating
- Modern features throughout, ceiling downlights
- White goods, blinds & flooring included
- Furniture available, if required
- Convenient location for access to local amenities
- Walk-in condition



Basement Flat, 5 Albany Terrace is a spacious basement flat with one large double Bedroom and small garden, centrally located within Oban town centre, and a short walk to Oban's Esplanade.

The accommodation comprises entrance Porch with storage cupboard, large open-plan Lounge/Kitchen/Diner, spacious double Bedroom with built-in wardrobes, family Bathroom, and a Utility Room.

In addition to its convenient location, Basement Flat, 5 Albany Terrace is fully double glazed and benefits from efficient electric heating. The white goods, blinds, and flooring are included in the sale. Various items of furniture are available to be included, if required.

Externally, there is a small, enclosed garden to the front of the property. There is on-street permit parking nearby.

APPROACH

Via gated entrance into the garden, and white/glazed entrance door into the Porch.

PORCH 1.65m x 0.9m

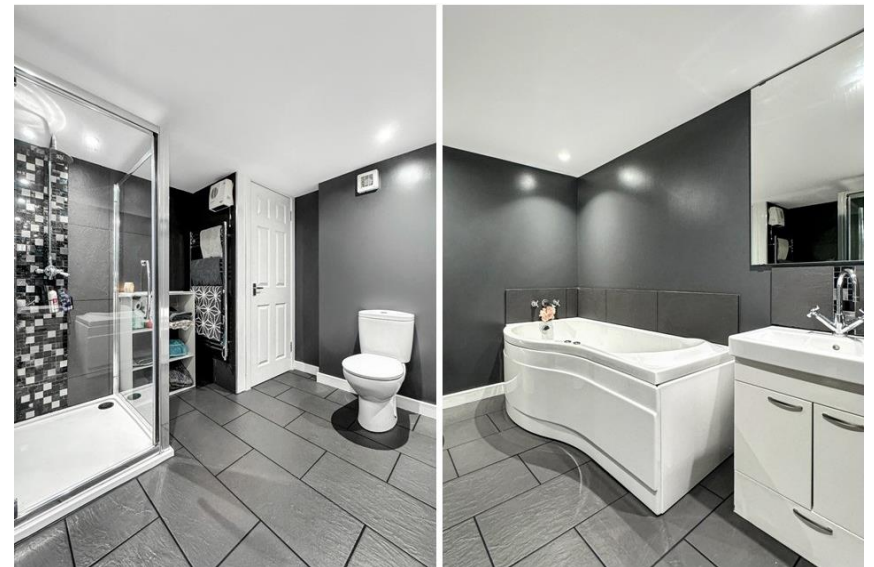
With built-in shelved cupboard, wood effect flooring, and glazed door leading to the open-plan Lounge/Kitchen/Diner.

LOUNGE 3.75m x 3.6m

Open plan to the Kitchen/Diner, with window to the front elevation, wood effect flooring, and door leading to the Bedroom.

KITCHEN/DINER 4.15m x 3.75m

Fitted with a range of modern base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, wood effect flooring, wall-mounted electric heater, and doors leading to the Inner Hall and Utility Room.



BEDROOM 4.3m x 3.05m

With window recess to the front elevation, wall-mounted electric heater, wall lights, 2 built-in wardrobe recesses, and fitted carpet.

INNER HALL 2.4m x 0.85m

With built-in shelved cupboard, wood effect flooring, and door leading to the Bathroom.

BATHROOM 3.05m x 2.5m

With modern white suite comprising P-shaped jacuzzi bath, WC & vanity wash basin, shower enclosure with mixer shower, chrome heated towel rail, built-in cupboard (housing the hot water cylinder), partially tiled walls, and tiled flooring.

UTILITY ROOM 2.65m x 1m

With worktop, washing machine, tumble dryer, fridge, freezer, electric meter & fuse box, and wood effect flooring.

GARDEN

Small, enclosed garden area, mainly laid to lawn.



Basement Flat, 5 Albany 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, and drainage.

Council Tax: Band B

EPC Rating: D63

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

Heading into Oban on the A85, follow the signs for the town centre and take a right at Park Hotel Lane. Basement Flat, 5 Albany Terrace is on the left and can be identified by the For Sale sign.

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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