



13B High Street

Oban | Argyll | PA34 4BG

Guide Price £110,000

Fiuran
PROPERTY

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13B High Street is a centrally located top floor Flat with one Bedroom and shared communal outdoor area to the rear.

Special attention is drawn to the following:

Key Features

- Immaculate One Bedroom top floor Flat
- Hallway, Kitchen, Lounge, Utility/Drying area
- Shower Room, double Bedroom
- White goods included in sale
- Electric storage heating
- Fully double glazed
- Excellent storage, including communal Loft
- Communal garden & bin yard
- Convenient town centre location
- No chain



13B High Street is a centrally located top floor Flat with one Bedroom and shared communal outdoor area to the rear.

The accommodation comprises Hallway, fitted Kitchen, double Bedroom, modern Shower Room, and Utility/Drying area. There is also a communal Loft space (35m²), which is floored, with lighting and Ramsay style ladder, which is ideal for storage purposes.

The attractive Kitchen with wood effect flooring comes with a range of white goods included. In addition to its modern features, the property benefits from double glazing throughout and effective electric heating. There is a useful Utility/Drying area with space for a tumble dryer and storage of items.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via secure access to the communal close at the front of the property (which is shared with only one other resident), up 2 sets of stairs (going through another door), and through an entrance door to the flat on the left.

HALLWAY

With fitted carpet, small cupboard housing the electric meter & fuse box, and doors leading to the Kitchen, Lounge, Bedroom & Shower Room.

KITCHEN 2.8m x 2.55m

Fitted with a range of wood effect base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, electric range cooker, stainless steel cooker hood, washing machine, tall fridge/freezer, recessed window to the rear elevation, electric storage heater, and wood effect flooring.



LOUNGE 3.65m x 2.95m

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

DOUBLE BEDROOM 3.2m x 2.95m

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

SHOWER ROOM 2.05m x 1.6m

With white suite comprising WC & wall-mounted wash basin, corner shower enclosure with electric shower, Respatex style wall panelling, recessed window to the rear, and wood effect flooring.

UTILITY/DRYING AREA 2.8m x 1.05m

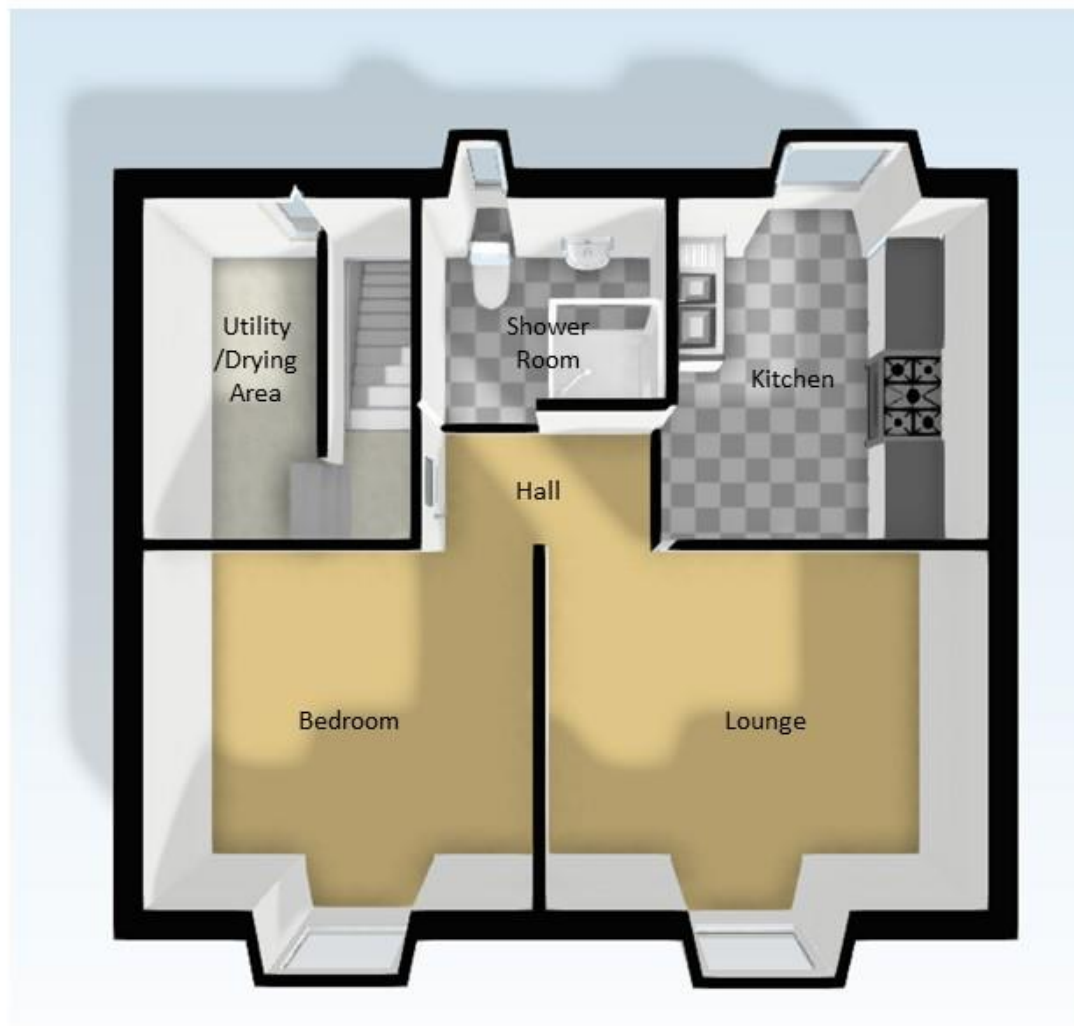
With Skylight, ceiling pulley, space for tumble dryer, and access to the Loft

GARDEN

A communal garden and bin yard is situated to the rear of the building.



13b High 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 B

EPC Rating: E53

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. 13b High Street is on the right and can be identified by the green door and 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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