



Flat 3, 5 Drimvargie Terrace

Oban | Argyll | PA34 4BN

Guide Price £105,000

Fiuran
PROPERTY

Flat 3, 5 Drimvargie Terrace

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Flat 3, 5 Drimvargie Terrace is a modern ground floor Flat with one Bedroom and shared private parking, conveniently located in Oban town centre.

Special attention is drawn to the following:-

Key Features

- Modern ground floor Flat with one Bedroom
- Hallway, Lounge, Kitchen, Bedroom, Shower Room
- Private entrance door
- Effective electric heating
- Double glazing throughout
- Large, mirrored wardrobe in Bedroom
- White goods, window coverings & flooring included
- External Store with power supply
- Shared private parking
- Excellent town centre location
- No chain



Flat 3, 5 Drimvargie Terrace is a modern ground floor Flat with one Bedroom and shared private parking, conveniently located in Oban town centre.

The accommodation comprises entrance Hallway with large storage cupboard, Lounge with modern Kitchen off, double Bedroom with built-in mirrored wardrobes, and newly fitted Shower Room. There's also an external Store with power supply.

In addition to its convenient location, Flat 3, 5 Drimvargie Terrace is fully double glazed and benefits from effective electric heating and modern features including ceiling downlights. A range of white goods will be included in the sale.

There is shared residents' parking to the rear of the building, and further on-street parking to the front.

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

APPROACH

Via access at the front of the building, through an archway into the private parking area at the rear, and up a few steps to the entrance door.

HALLWAY

With large storage cupboard, wall-mounted electric heater, fitted carpet, and doors leading to the Lounge/Kitchen, Bedroom & Shower Room.

KITCHEN 3.25m x 1.8m

Fitted with a range of modern gloss black base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tile effect splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, vinyl flooring, and opening to the Lounge.



LOUNGE 3.25m x 3.15m

With 2 windows to the front elevation, wall-mounted Haverland electric heater, and fitted carpet.

DOUBLE BEDROOM 2.6m x 2.6m

With window to the rear elevation, large built-in mirrored wardrobe, and fitted carpet.

SHOWER ROOM 2.55m x 1.35m

With modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, chrome heated towel rail, feature wall mirror, Respatex style wall panelling, and vinyl flooring.

STORE 1.2m x 0.85m

With power supply.

EXTERIOR

A communal yard and private parking area is situated to the rear of the building.



Flat 3, 5 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, and drainage.

Council Tax: Band A

EPC Rating: D59

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. Flat 3, 5 Drimvargie Terrace is on the right hand side and can be identified by the For Sale sign in the window.

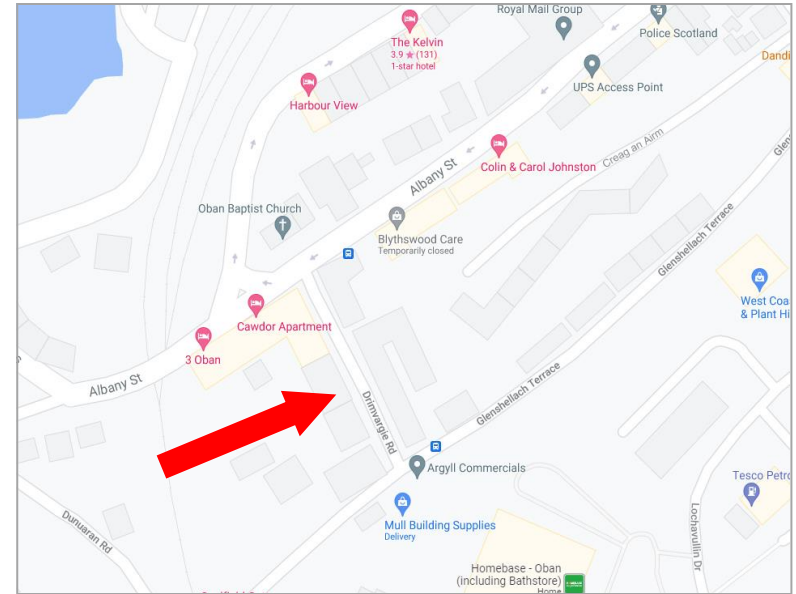
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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The town of Oban

