



2/4, 49 Combie Street

Oban | Argyll | PA34 4HS

Guide Price £130,000

Fiuran
PROPERTY

2/4, 49 Combie Street

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2/4, 49 Combie Street is a lovely 2 Bedroom top floor Flat conveniently situated in Oban town centre, with shared rear garden/drying green.

Special attention is drawn to the following:-

Key Features

- Attractive 2 Bedroom top floor Flat
- Situated in Oban town centre
- Hallway, Kitchen/Diner, Lounge
- Bathroom, 2 Bedrooms
- Electric storage heating
- Double glazing throughout
- Built-in wardrobes in main Bedroom
- Partially floored Loft space
- White goods, window coverings & flooring included
- Communal garden/drying green to rear
- On-street permit parking



2/4, 49 Combie Street is a lovely 2 Bedroom top floor Flat conveniently situated in Oban town centre, with shared rear garden/drying green.

The spacious accommodation is well laid out and comprises an entrance Hallway, bright Lounge with attractive fireplace, open-plan Kitchen/Diner with a range of white goods, modern family Bathroom, and 2 Bedrooms (one with built-in wardrobes). There is also a partially floored Loft space.

Centrally located, there is on-street permit parking to the front of the property. There is also a communal garden/drying green to the rear of the property.

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

APPROACH

Via shared entry at the front of the property, into the communal close, up one set of external stairs at the back of the building to the right, and a further set of stairs inside the building, and through an entrance door on the right.

HALLWAY

With newly fitted front door, storage cupboard (1.95m x 0.8m) with hot water cylinder and access to the Loft, newly fitted carpet, and doors leading to the Lounge, both Bedrooms, and the Bathroom.

KITCHEN/DINER 3.25m x 1.95m

Open plan to the Lounge and fitted with a range of base & wall mounted units, work surfaces, sink & drainer, electric cooker, under-counter fridge, washing machine, tiled flooring, and window to the front elevation.



LOUNGE 4.15m x 3.7m

With newly fitted window to the front elevation, electric storage heater, attractive fireplace with electric fire, and newly fitted carpet.

BEDROOM ONE 3.35m x 2.75m

With window to the rear elevation, electric storage heater, built-in wardrobes, and newly fitted carpet.

BEDROOM TWO 3.6m x 2.3m

With window to the rear elevation, desk, and laminate flooring.

BATHROOM 2.35m x 1.55m

Fitted with a modern white suite comprising P-shaped bath with electric shower over, WC and washbasin, heated towel rail, Respatex style wall panelling, and vinyl flooring.

LOFT

Partially floored storage space.

EXTERNAL

There is a large communal garden/drying green to the rear of the property.



2/4, 49 Combie 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 C

EPC Rating: C80

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 along Soroba Road. 49 Combie Street is on the left hand side just before the Parish Church, and flat 2/4 can be identified by the For Sale sign in the window.

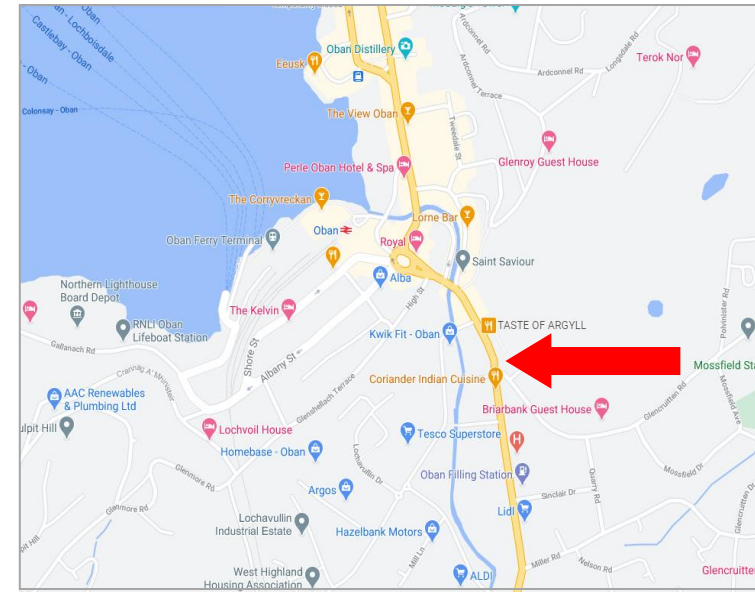
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

