

# ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

## TO LET

### SECOND FLOOR FLAT

### 10 COWAN PLACE, OBAN PA34 4GA



- **Spacious, modern flat in popular area situated on fringe of Oban**
- **Within walking distance & on bus route to town centre amenities**
- **Hall, Dual aspect Lounge, Kitchen, 2 Double Bedrooms & Bathroom**
- **Communal drying green/gardens, residents car parking**
- **Fully double glazed, electric heating**
- **Unfurnished (major white goods included in let)**
- **Good decorative order throughout**
- **Non-smokers only. Pets on application only**
- **EPC Rating D67**
- **Rent £550 PCM + Council Tax (band B) + Utility bills**
- **Landlord Registration Number: 868043/130/20061**

For further information or to arrange a viewing, please contact Anderson Banks, Solicitors & Estate Agents  
22 Argyll Square, Oban, Argyll, PA34 4AT Tel: 01631 563158 Email: [info@andersonbanks.co.uk](mailto:info@andersonbanks.co.uk)

[WWW.ANDERSONBANKS.CO.UK](http://WWW.ANDERSONBANKS.CO.UK)

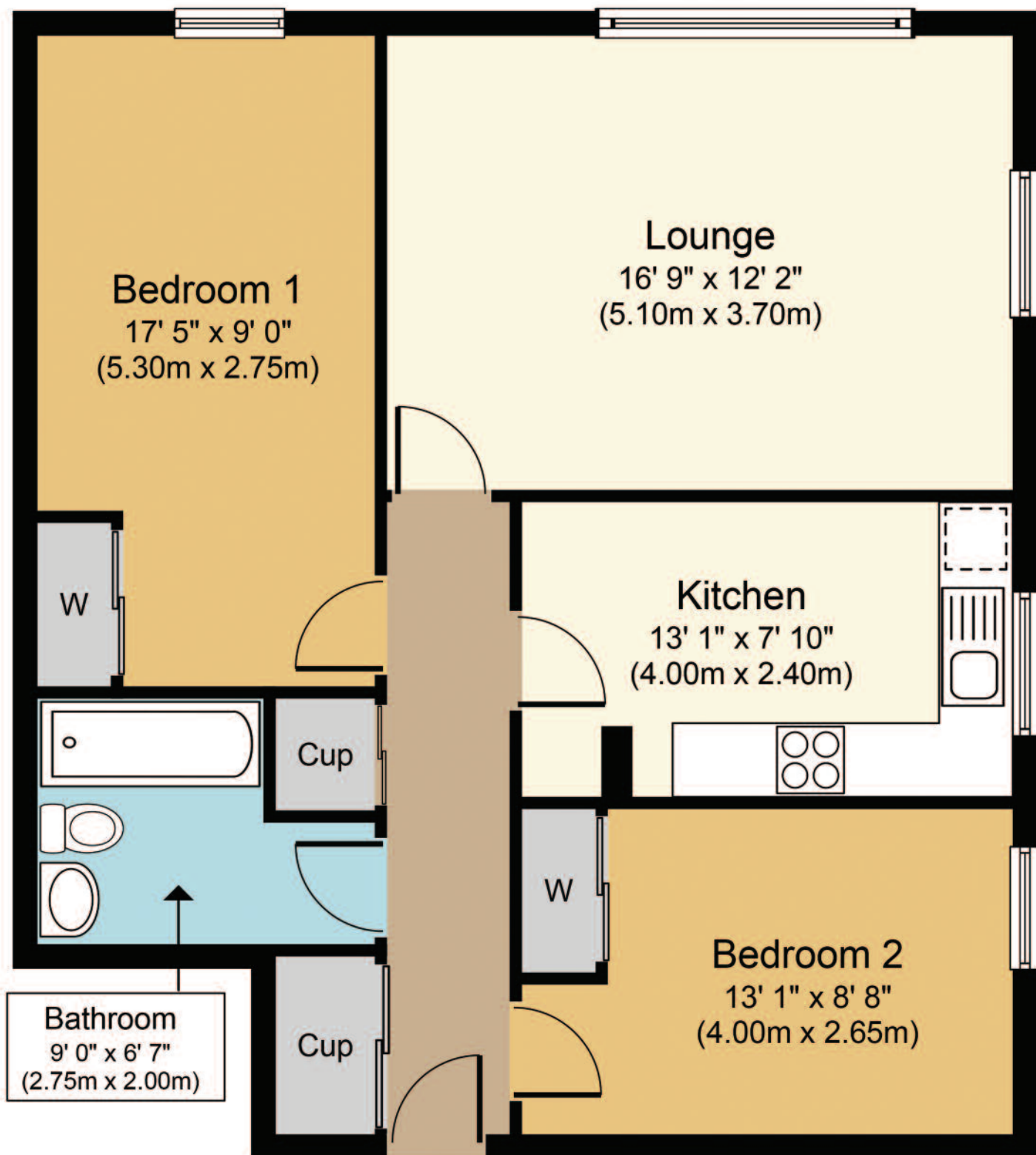


**Note:** The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

22 Argyll Square, Oban, PA34 4AT  
Tel: 01631 563158 Fax: 01631 565459  
Email: [info@andersonbanks.co.uk](mailto:info@andersonbanks.co.uk)

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY  
Tel: 01870 602061 Fax: 01870 602878  
Email: [uist@andersonbanks.co.uk](mailto:uist@andersonbanks.co.uk)

[WWW.ANDERSONBANKS.CO.UK](http://WWW.ANDERSONBANKS.CO.UK)



**Approximate Floor Area**  
**732 sq. ft.**  
**(68.0 sq. m.)**

**10 Cowan Place, Oban**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2018 | [www.houseviz.com](http://www.houseviz.com)