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FIRST FLOOR FLAT, 7B ARGYLL STREET, OBAN, PA34 5SG



- **Spacious 2 bed flat in Oban Town Centre**
- **Hall, Lounge, 2 Double Bedrooms, Dining Kitchen & Bathroom**
- **Gas central heating, Fully double glazed**
- **Neutral décor and floorcoverings throughout**
- **Excellent opportunity for first time buyers or as a letting investment**
- **EPC Rating C76.**

GUIDE PRICE £160,000

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Centrally located, spacious and well-appointed two bedroom flat which is situated nearby to Oban's main thoroughfare, George Street. The property is located just a minutes' walk from Oban Bay and offers partial side glances of the harbour area from the front facing lounge and master bedroom. The building itself dates back to around 1900 and the interior is enhanced by character features, such as high ceilings and ceiling cornices, which add to the overall appeal.

The interior of the property is in complete walk-in condition, offering a spacious dining kitchen, front-facing lounge, two double bedrooms, bathroom and hall with good storage.

The flat benefits from neutral décor and floor coverings throughout, has efficient gas central heating and is fully double glazed. Some integrated appliances and window blinds are included in the sale price with some other white goods, furniture and curtains being made available for sale by separate negotiation.

On-street parking is available nearby, with a resident's permit being available for occupants from Argyll and Bute Council on request.

The property is within easy walking distance of all town centre services and would make an excellent first-time buyers' property or letting investment.

The property is accessed from Argyll Street, via a communal close, which leads to an external staircase with handrail to the rear (left hand side). Small entrance vestibule and door to flat.

THE ACCOMMODATION COMPRISES:

HALL Main entrance door with glazed panel over which leads to a spacious and inviting hall. The hall has a good quality solid wood floor, two overhead lights, radiator, wall mounted cupboard housing electrical meter board, two large storage cupboards (one with shelving and light), smoke detector and doors to all rooms.

LOUNGE 4.05m x 3.25m Window to front with side glimpses of Oban bay. Ceiling covings, feature wall with integrated T.V. bracket, overhead light and three further wall lights. Attractive solid wood floor, neutral décor and radiator.

KITCHEN 4m x 3.2m Window to the rear with integrated window blind, good range of kitchen units with black work tops, complementary splash backs and chrome fittings. Large chrome Stoves chimney extractor hood and Stoves integrated electric oven with gas hob below. Plumbed for washing machine and slimline dishwasher. Sufficient space for large fridge freezer. Large, fixed breakfast bar/workspace with 5 adjustable stools, overhead spotlights, lino floor and radiator.

BEDROOM 1 4m x 3.7m Well-proportioned double bedroom with window to the front, fitted carpet, neutral décor, alcove, overhead light, ceiling covings and radiator.

BEDROOM 2 4m x 3.7m Double bedroom with window to the rear, deep window sill with storage cupboard below, neutral décor, fitted carpet, overhead light and radiator.

BATHROOM 2.7m x 2.35m Spacious and bright bathroom with window + window blind to the front, fully Respitex lined walls, tiled floor, three piece suite in white comprising W.C., wash hand basin and extra-large bath. Mains shower over the bath with splash screen. Chrome ladder style heated towel rail, fixed mirror with light and overhead spotlights.

NOTE The cooker, extractor hood, five breakfast bar stools and window blinds are included in the sale price. Some further white goods, furniture and curtains may be made available for sale, by separate negotiation.

COUNCIL TAX The property is currently listed in band C.

VIEWING By prior arrangement with the selling agents.

ENTRY By mutual agreement.

SERVICES Mains gas, electricity, water and drainage.

EPC The property is currently rated C76.

PRICE Guide Price **£160,000.**

Nearby Oban Bay ▼



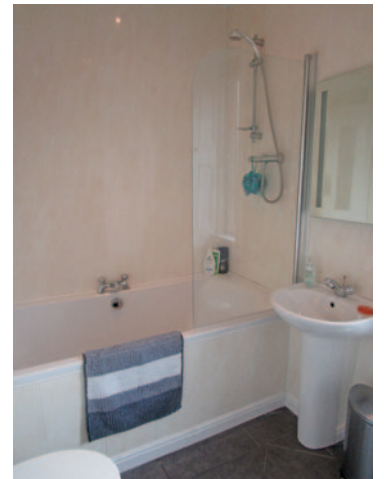
WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

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.

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First Floor
Approximate Floor Area
825 sq. ft
(76.65 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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