

ANDERSON BANKS

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FIRST FLOOR FLAT, 19C CORRAN BRAE, OBAN, PA34 5AJ



- **Easily Managed first floor flat**
- **Popular residential location close to town**
- **Hall, Lounge, Kitchen, 2 Double Bedrooms**
- **Enclosed Veranda/Store, Bathroom**
- **Communal drying green and outside store**
- **Double Glazed, Electric Heating**
- **EPC Rating C71**
- **Ideal starter flat or letting investment**

FIXED PRICE £88,500
(HOME REPORT VALUATION £95,000)

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An easily managed first floor flat situated in the popular and established residential area of Dunollie, located just a short walk from Oban's esplanade and town centre services. The property would make an ideal starter flat and is equally well suited as a buy-to-let investment.

The property is located near to a well-stocked convenience store and is within easy reach of a well-respected Primary School with pre-school nursery. There is a frequent bus service to/from Oban town centre and supermarkets (bus stop directly opposite the flat). There is ample parking available in the car park opposite and alternative on-street parking is also available nearby.

The flat benefits from full double glazing, electric heating and hardwood finishing throughout. The property offers well-proportioned accommodation, including: Hall, Lounge, Kitchen, Bathroom, 2 Double Bedrooms, glazed Veranda/Study, good storage throughout and a communal drying green to the rear.

All kitchen white goods, window blinds and curtain poles are included in the sale.

The accommodation comprises:

HALL Storage heater, 2 overhead lights, large cupboard with louvre doors (housing water cylinder with shelved storage), further storage cupboard, small cupboard housing electrical key meter and fuse box.

LOUNGE 4.91m x 3.64m Two large windows to front, storage heater, overhead light, neutral décor, T.V./telephone points, original open fire (blocked) with electric fire inset. Door to kitchen –

KITCHEN 3.36m x 2m Window to rear, fitted kitchen with splash back tiling, stainless steel sink/drain, "Hotpoint" washing machine, "Creda" oven/hob and large "Samsung" fridge/freezer are included in the sale. Overhead spotlight unit, fixed shelving, wall mounted hot water controls.

BEDROOM 1 4m x 3m Double bedroom with window to front, fitted wardrobe, overhead light unit, wall mounted panel heater, T.V./telephone points, UPVC door to enclosed/ glazed Veranda/Study.

BEDROOM 2 3.25m x 3m Double bedroom with window to the rear, shelved fitted storage cupboard and overhead light. Opaque glazed panel (above head height) to hall.

BATHROOM 2.78m x 1.55m Opaque window to rear with wooden Venetian blind, bath with fully tiled surround and "Triton" electric shower over. W.C. and wash hand basin, two fixed mirrors, three spot overhead light, chrome fittings and floor tiles.

VERANDA/STUDY 3.59m x 1.45m Enclosed Veranda (windows to the front), overhead light, lined store room/study with shelving. This is a versatile space which could be utilised for a number of uses, including office use, storage etc. This area was converted from an open veranda and store (accessed from the close) by a previous owner.

OUTSIDE The property has a communal drying green to the rear of the property.

NOTES There is a lockable store cupboard located in the communal entrance close.

COUNCIL TAX The property is currently listed in band B.

ENTRY By negotiation.

VIEWING Strictly by appointment through the selling agents.

SERVICES Mains electricity, water and drainage. Sky T.V./ broadband cables installed.

PRICE Fixed Price of **£88,500**.

EPC RATING C71

HOME REPORT The Home report will be made available to prospective purchaser on request.

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.

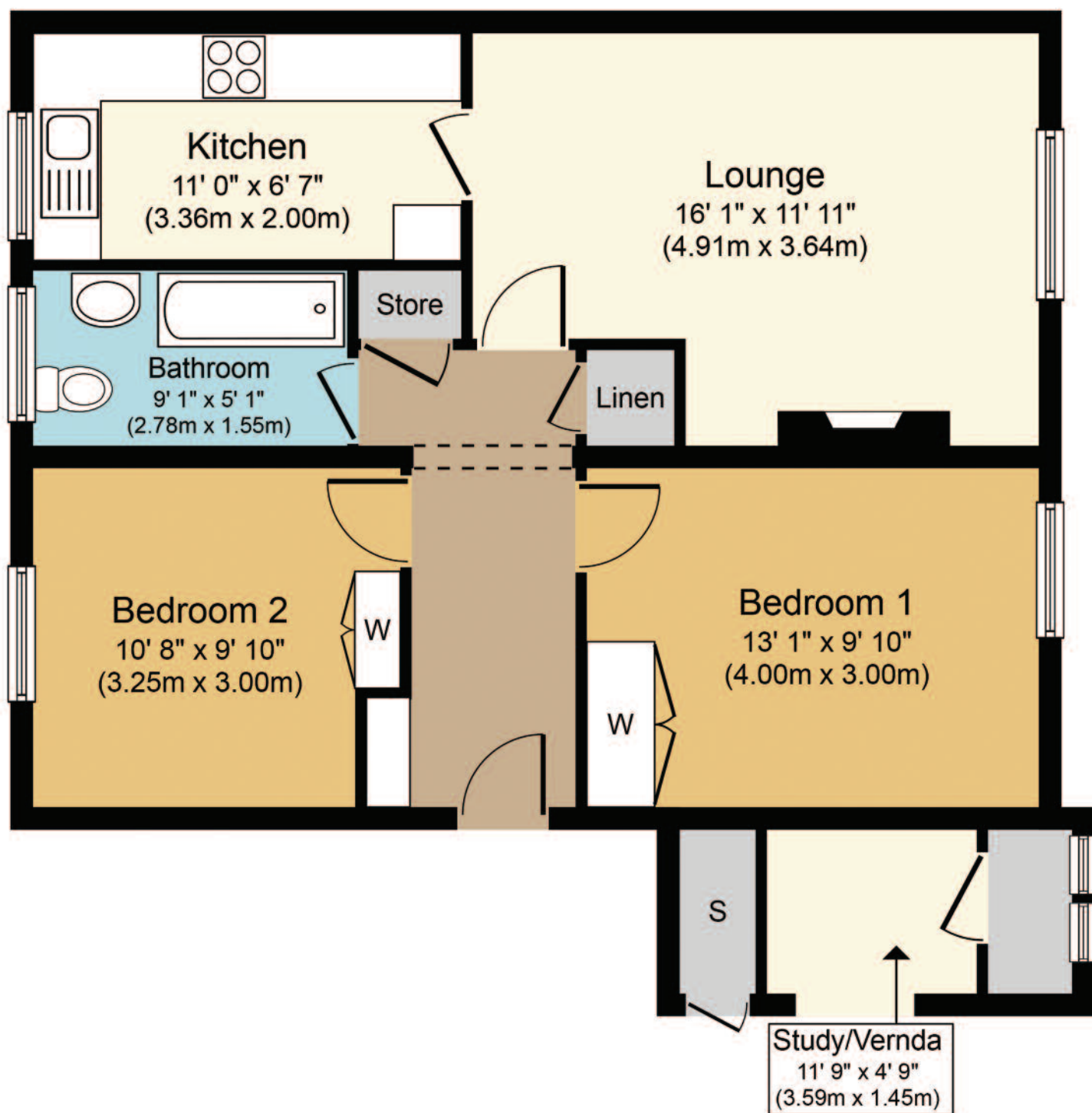
Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely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

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First Floor
Approximate Floor Area
721 sq. ft.
(67.0 sq. m.)

19 C Corran Brae, 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.

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