

# ANDERSON BANKS

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## UPPER FLAT, 1B SOROBA PARK TERRACE SOROBA ROAD, OBAN, PA34 4JG



- **Spacious first floor flat, close to Oban Town Centre**
- **Good state of maintenance and decoration throughout**
- **Internal Staircase, Hall, Lounge, Modern Kitchen & Shower Room**
- **2 Double Bedrooms, Fully double glazed, Electric Heating**
- **Large rear garden, white goods and some furniture included in the sale**
- **On-street parking**
- **EPC Rating D59**

**GUIDE PRICE £155,000**  
**(£5,000 BELOW HOME REPORT VALUATION)**

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Spacious first floor flat, one in a block of four situated in a popular residential area, close to Oban town centre. The flat is in a good state of maintenance and decoration throughout, complemented by well fitted modern kitchen and shower rooms. Lorn & Islands Hospital, Oban High School, Oban Primary Campus and supermarkets are all situated nearby. The flat has a carpeted internal stair, hall, well-proportioned lounge, 2 double bedrooms, kitchen, shower room and good storage throughout.

The property is fully double-glazed with electric heating and benefits from a sizeable, fenced rear garden which is mainly laid to grass, together with a shared area of garden to the side. There are also two useful paved patio areas within the rear garden, each offering a degree of privacy. On-street parking is available nearby.

All floor coverings, curtains, blinds and white goods are included in the sale price. Many items of good quality furniture, including beds, some bedroom furniture, sofas and other occasional furniture are included in the sale price (full inventory will be provided on request).

The entire building has recently undergone a programme of external refurbishment, including new rendering, which enhances the overall condition and appearance of the block.

The flat would appeal to the first-time buyer, a family or as a letting investment. Viewings are highly recommended.

#### THE ACCOMMODATION COMPRISES:

Paved pathway from Soroba Road. Gated pedestrian access to the main entrance door, with private access to rear garden and patio areas.

**HALL** Carpeted staircase with balustrade to upper floor. Cloak area. Small upper landing with window to side and two further stairs to inner hall. Cupboard housing water tank and further storage, storage heater with cover, two overhead lights, smoke detector and hatch to loft.

**LOUNGE** 4.61m x 4m Spacious and light room with two windows to the front, fitted carpet, open fire with attractive tiled surround and hearth, storage heater, T.V. and telephone points. There are five fixed bookshelves which are to be included in the sale, together with other items of furniture (full inventory will be provided on request). Shelved alcove with cupboard below, overhead light and doors to Bedroom 1 and hall.

**BEDROOM 1** 3.9m x 3.3m Well-proportioned double bedroom with window to rear. Double fitted wardrobe, shelved alcove, modern panel heater, overhead light, T.V. point and fitted carpet.

**BEDROOM 2** 3.9m x 2.9m Double room with window to rear, double fitted wardrobe with further shelved storage cupboards, overhead light, fitted carpet and panel heater.

**KITCHEN** 3.64m x 2.50m Modern and well-presented kitchen in white with a good selection of units and complementary worktops, white splash back tiling and grey floor tiles. Window to front with venetian blinds, stainless steel sink unit, overhead light, "Beko" washing machine, "Beko" freestanding

cooker and large "LG" freestanding fridge/freezer. Some small white goods are also included in the sale. Overhead light, clothes pulley and storage heater with cover.

**SHOWER ROOM** 1.70m x 1.5m Attractive shower room with Respitex lined walls and ceiling, corner shower cabinet housing "Triton" electric shower. White W.C. and wash hand basin set within vanity unit, chrome fittings, illuminated mirror and mirrored cabinet. Extractor fan, overhead light, opaque window to front with roller blind, laminate flooring and heated towel rail.

**OUTSIDE** The flat has a shared paved pathway to the front/side, with inner gate, offering access and privacy to the main entrance door to the flat and to the large private garden to the rear. The garden is mainly laid out in grass, is fully fenced and also benefits from two paved patio areas. There are also a variety of established plants and trellis, and the garden offers scope for further landscaping and the addition of a garden shed if desired. On-street parking is available nearby.

**SERVICES** Mains electricity, water and drainage.

**VIEWING** Strictly by appointment through the selling agents.

**EPC RATING** D59

**COUNCIL TAX** The property is currently listed in band B.

**ENTRY** Early entry available by negotiation.

**PRICE** £155,000 (£5,000 below Home Report valuation).

**HOME REPORT** The Home Report will be made available to interested parties 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.

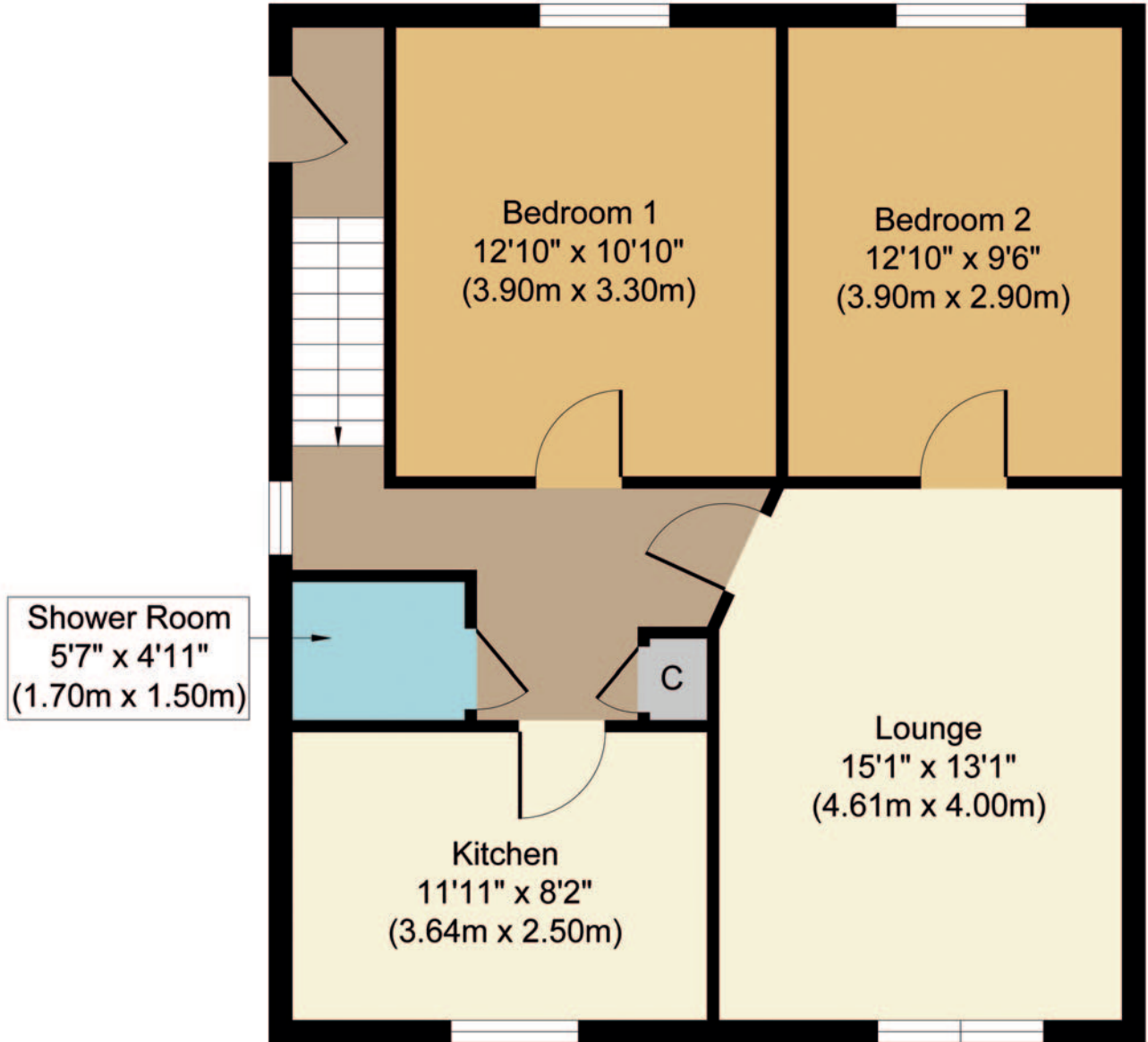
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**Upper Flat**  
**Approximate Floor Area**  
**667 sq. ft**  
**(61.99 sq. m)**

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.