ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

FIRST FLOOR FLAT, 27 ALBANY APARTMENTS, ALBANY STREET, OBAN, PA34 4AL



- Attractive first floor flat in purpose-built block
- Town centre location, close to Oban Harbour and amenities
- Ideal for first time buyer or as a letting investment
- Hall, Bright Lounge with Bay window, Kitchen (sale includes white goods)
- Double Bedroom, Modern Shower room
- Fully double glazed, Electric Heating, Secure Door Entry System
- EPC B82
- Viewing recommended

GUIDE PRICE £160,000

WWW.ANDERSONBANKS.CO.UK

An excellent opportunity has arisen to purchase this rarely available one bedroomed first floor flat in a prime town centre location. The property is conveniently situated, just a few minutes' walk from Oban seafront, shops, services and transport links.

The flat is located on the first floor of the building with glimpses from the front windows towards the sea and neighbouring rooftops. Oban ferry terminal, the town's main esplanade and thoroughfare (George Street), are just a few minutes level walk away.

The property has been owned by the seller's family since new (built circa 1990) and has been frequently maintained, providing comfortable, practical and convenient town centre accommodation. The flat would be well suited to a first-time buyer or as a letting investment.

The property provides a bright spacious lounge with versatility to incorporate a dining area, if desired. There is a hall, fitted kitchen (with some appliances included), a double bedroom with fitted wardrobes and a modern shower room. The flat also provides good storage and neutral décor throughout.

The property has a secure door entry system and a well-kept communal entrance and stairwell. A communal bin store area is located through the back door of the building and there is also a communal cycle rack at the rear of the first block.

On-street parking is available, and a residents parking permit can be purchased at a nominal cost from Argyll & Bute Council if required.

The property is fully double glazed with electric storage and panel heaters throughout.

Viewing is recommended.

Accommodation comprises:

L-SHAPED HALL *(2.8m x 1m & 2.4m x 0.85m).* Light and inviting hall with overhead light, storage heater, fitted carpet and wall mounted meter board. There are two cupboards, one of which houses water tanks and the other is a useful storage/cloak cupboard. Wall mounted door entry telephone/buzzer. Doors to all rooms.

LOUNGE *4.95m x 4m (including bay window).* Door and glazed panels from the hall. Bright lounge with three windows to the front (offering partial glimpses to the sea). Ceiling coving, overhead light, neutral décor, fitted carpet, Dimplex Quantum storage heater, T.V. and telephone points and smoke detector. The room could be configured to accommodate a small dining area, if desired.

KITCHEN *3.3m x 2.3m* Two windows to the front, fitted kitchen with a variety of wood/cream units, work top, tiled splashback, laminate tile effect flooring, smoke/heat detector, overhead light, stainless steel sink/drainer unit and a wall mounted water/heating control unit. An under-counter Zanussi fridge, AEG washing machine and a new freestanding Indesit cooker are included in the sale price.

BEDROOM *3.5m x 3.2m* Double bedroom with window to the rear. Double fitted mirrored wardrobes with hanging and storage space, panel heater, neutral décor, fitted carpet, overhead light and ample power points.

SHOWER ROOM *2m x 1.7m* Modern, attractive shower room with opaque window to the rear, large corner shower unit with Respatex lining and electric Mira Sport shower. Fully tiled walls and floor, white W.C. and wash hand basin, illuminated mirror and chrome fitments. Overhead light and wall mounted Dimplex heater.

OUTSIDE There are lockable front and rear doors to the building, a paved pathway and raised border to the rear, together with a walled communal bin storage area. The communal areas are well lit and maintained.

COUNCIL TAX The property is currently listed in band C.

ENTRY By mutual agreement.

VIEWING By prior appointment through the sole selling agents.

HOME REPORT A copy of the Home Report will be made available to prospective purchasers on request.

SERVICES Mains electricity, water and drainage.

EPC RATING B82.

NOTES

- Any remaining items of furniture may be available for sale by separate negotiation. A kitchen white goods are included in the sale price (as above).
- The flat has been successfully let on a Private Residential Tenancy basis for many years until recently. As a result, there is a valid EICR (electrical installation condition report) in place, which is valid until 2030.

PRICE Guide price **£160,000.**

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.

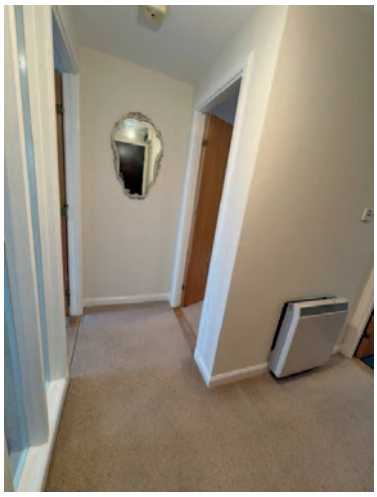
22 Argyll Square, Oban, PA34 4AT
Tel: 01631 563158 Fax: 01631 565459
Email: info@andersonbanks.co.uk

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













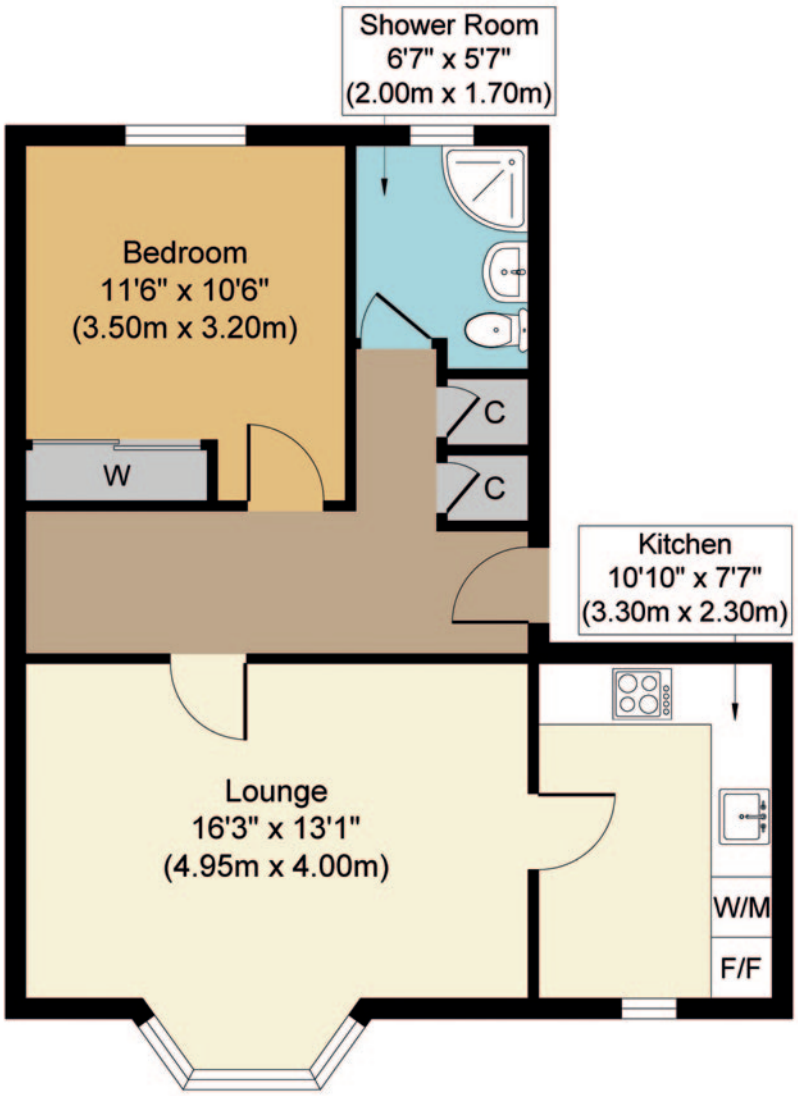












First Floor Flat
Approximate Floor Area
545 sq. ft
(50.65 sq. m)

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.
Copyright V360 Ltd 2026 | www.houseviz.com