

ANDERSON BANKS

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FLAT 1, 17 COMBIE STREET, OBAN



OFFERS IN THE REGION OF £108,000

- First floor flat in convenient town centre location
- Fully double glazed, Gas central heating
- Lounge, Kitchen/Diner, 3 Bedrooms & Bathroom
- Ideal starter flat or letting investment
- Viewing recommended

Tel: 01631 563158

For full property details see our Website

www.andersonbanks.co.uk

Traditional stone built flat ideally situated in Oban town centre and within easy walking distance of all services and amenities. Situated on the first floor, the property is spacious and well presented offering a well-proportioned dual aspect lounge, kitchen with dining area, three bedrooms and a family bathroom. The property is fully double-glazed, has gas central heating and further benefits from neutral decoration and floor coverings throughout.

The flat is accessed from a well-kept entrance close leading to this flat and only one other (above). Permit and metered parking is available nearby.

The accommodation comprises:

HALL Overhead light, cloak cupboard, overhead storage cupboards, fitted carpet, radiator, smoke detector.

LOUNGE 5.10m x 3.82m Dual aspect windows to front and side with deep display shelf/window seat. Neutral fitted carpet and decoration. Radiator. Overhead light. T.V. and telephone points. Ample power points.

KITCHEN/DINER 4.25m x 3.40m Large window to the rear. Good variety of kitchen units. Stainless steel sink/drainage unit. Fitted carpet in dining area and vinyl floor covering in kitchen area. Overhead spotlight unit. Smoke detector. Radiator. Cupboard housing gas boiler.

BEDROOM 1 3.95m x 3.35m Spacious double bedroom with window to front. Fitted carpet. Overhead light. Radiator.

BEDROOM 2 2.90m x 2.70m Two windows to front. Fitted carpet. Overhead light. Radiator. Opaque glazed panel allowing extra light into hall/bedroom.

BEDROOM 3 3.40m x 2.05m Window to rear. Fitted carpet. Overhead light. Radiator. Shelved storage cupboard. Wooden shelving. Smoke detector.

BATHROOM 2.45m x 2.05m Opaque window to rear. Bathroom suite comprising bath, W.C. and wash hand basin. "Newlec" New Wave shower over bath with shower screen and tiling. Overhead light. Wood panelled walls to half height. Vinyl tiled effect flooring. Mirrored bathroom cabinet

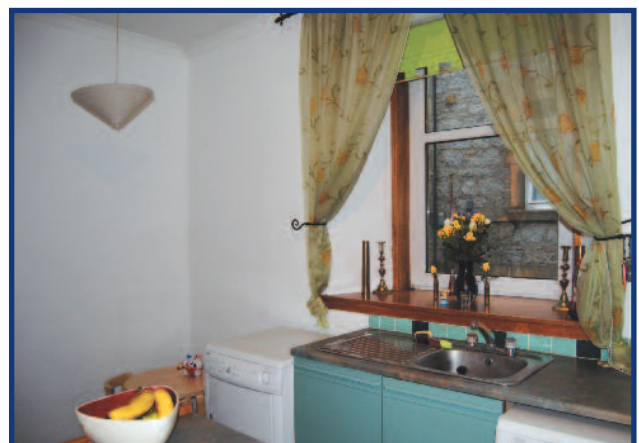


OUTSIDE	Paved area suitable for storage of wheelie bin situated to the rear of the block. Permit and metered parking is available close by.
SERVICES	Mains electricity, water and drainage. Mains town gas supply.
COUNCIL TAX	The property is currently listed in band C.
POST CODE	PA34 4HN
ENTRY	By mutual arrangement.
VIEWING	Strictly by appointment through the selling agents.
PRICE	Offers in the region of £108,000
HOME INFORMATION PACK	A copy of the Home Information Pack will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties in PDF format free of charge.

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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www.andersonbanks.co.uk

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: info@andersonbanks.co.uk