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6A SINCLAIR DRIVE
OBAN, PA34 4DR



OFFERS OVER £80,000

- Well presented ground floor flat
- Excellent opportunity for first time buyer or as letting investment
- Close to town centre and amenities
- Hall, Lounge, Kitchen, Bathroom, Double Bedroom
- Fully double glazed, communal drying area

Tel: 01631 563158

For full property details see our Website

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Well presented ground floor flat in walk-in condition, conveniently situated within easy level walking distance to town centre and all services. This attractive one bedroom property is bright and spacious, with excellent storage space and would make an ideal home for a first time buyer or alternatively as a letting investment. The property benefits from replacement double glazed sash windows, fitted kitchen and bathroom. The property has previously had gas central heating, although this is currently disconnected but could easily be reconnected.

All curtains and blinds are included in the sale price and some kitchen appliances may be available.

The accommodation comprises:-

Well-maintained entrance close from Sinclair Drive.

HALL L-shaped. Doors to bedroom, lounge and bathroom. Two large walk-in storage cupboards with shelving. Central heating radiator, fuse box, overhead light, single power point, smoke detector.

LOUNGE 13ft x 15.4ft (at longest & widest) Spacious and light lounge with window to front. Feature mantle and hearth with electric stove heater. Central heating radiator, overhead light with ceiling fan, covings, two ornamental shelves, tv point, telephone point, large shelved storage cupboard housing hot water tank, smoke detector. Neutral carpet. Door to kitchen.

KITCHEN 9ft 9 x 12ft 10 (at longest & widest) Window to rear, tile effect vinyl flooring, good variety of wall and floor units, grey laminate worksurface, stainless steel sink unit, overhead light, central heating radiator, ample power points, room for dining table.

BEDROOM 9ft 5 x 11ft 5 (at longest & widest) Window to front, neutral carpet, overhead light, ceiling rose, central heating radiator.

BATHROOM Opaque window to rear, laminate effect vinyl flooring, overhead light, beige suite of bath, W.C. and wash hand basin, Triton electric shower over bath, tiling around bath, mirror, wooden fitments.

OUTSIDE Shared gravelled drying area to rear of property. On street parking is available.

COUNCIL TAX The property is currently listed in Band B.

SERVICES Mains electricity, gas (currently disconnected), water and drainage.

ENTRY By arrangement.

PRICE Offers Over £80,000 are expected.

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.

