



3 Bed First Floor Apartment

Guide Price: £180,000

Flat 1/2, 5 Branksome Park, Longsdale Road, Oban, PA34 5JZ

Contemporary first floor apartment in ideal location minutes walk from Oban's town centre. This seldom available property is presented in superb condition with modern décor throughout and is a rare opportunity for those looking to get on the property ladder. Atlantis Sports Centre is on your doorstep not to mention the towns superb transport networks, country walks, amenities and various attractions available to all. Comprising; Open plan Lounge/diner, kitchen, two double bedrooms, single bedroom/study and a shower room. The property further benefits from recent external upgrades with insulation levels increased, gas central heating, double glazing, on street parking, private front and side gardens. Highspeed broadband, 4G and digital television are available.




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Entrance/Hallway 4.3m x 2.0m

Communal entrance door on the ground floor with a well kept communal staircase for the 4 properties in the block. The apartment has a timber exterior door with letterbox which welcomes you into the inner vestibule with laminate flooring, pendant lighting and room for coat hanging and footwear. Inner door with glass inserts leads to the inner hallway. Light and bright space with large storage cupboard, laminate flooring, pendant lighting, central heating radiator, linked smoke detector and double socket points.

Lounge/Diner 5.1m x 3.7m

Open plan welcoming room with large window views to front gardens. This vibrant space has recent carpeted flooring, ample room for freestanding lounge and dining furniture. In built storage space with shelves and hanging. Central heating radiator, pendant lighting, TV point, linked smoke detector and double sockets. Leads to kitchen and study/storage room.

Kitchen 3.7m x 2.1m

Well equipped, modern kitchen located off the lounge through glass insert door. Cream matching wall and base units and contemporary black handles. Matching wood effect worktops and fresh white tiled splashbacks with trendy dark grouting. Dual aspect window views to front and rear with semi rural scenes beyond. 4 Zone Zanussi halogen hob with extractor hood above, inbuilt mid level Hotpoint electric oven and grill with kitchen storage cabinets above and below. Tile effect linoleum flooring, pendant lighting, linked smoke/heat detector, stainless steel sink with dual taps and stainless steel drying basin. Plumbing and power for freestanding white goods.

Bedroom one 3.7m x 3.4m

Roomy double bedroom with chic design features. Window views to rear gardens and semi rural scenes beyond. Large inbuilt wardrobe with shelving and hanging space, recent carpeted flooring, feature wall paper, central heating radiator, pendant lighting and double USB sockets. Ample room for freestanding furniture.

Bedroom two 3.7m x 3.6m

Tastefully designed double bedroom with window views to rear gardens and semi rural scenes beyond. Large inbuilt wardrobe with shelving and hanging space, feature wall mounted timber sleeper in recessed wall space is perfect vanity/dressing area. Recent carpeted flooring, feature shabby chic wall paper, central heating radiator, pendant lighting and double USB sockets. Ample room for freestanding furniture.

Bedroom three/study 3.7m x 1.5m

Single bedroom which could be utilised as a home office or nursery. Full height window views to front. Two central heating radiators, cupboard housing electrics, laminate flooring and pendant lighting. Located off the lounge.

Shower room 1.95m x 1.80

Modern 3 piece suite with thermostatic shower enclosure, white respatex splashbacks and hand rails. White WC and WHB with dual taps and inbuilt vanity storage below. Linoleum flooring, wall mounted towel rail and toilet roll holder, flush ceiling lighting, opaque window to side and opaque glass door.

Outside

The private front garden is laid mainly to grass with woodchip borders, flower beds, hedging and bushes all offer a relaxing space. The side garden has space for storage containers and veg plots. Access from the front or rear door of the communal close. On street parking.

Location

Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

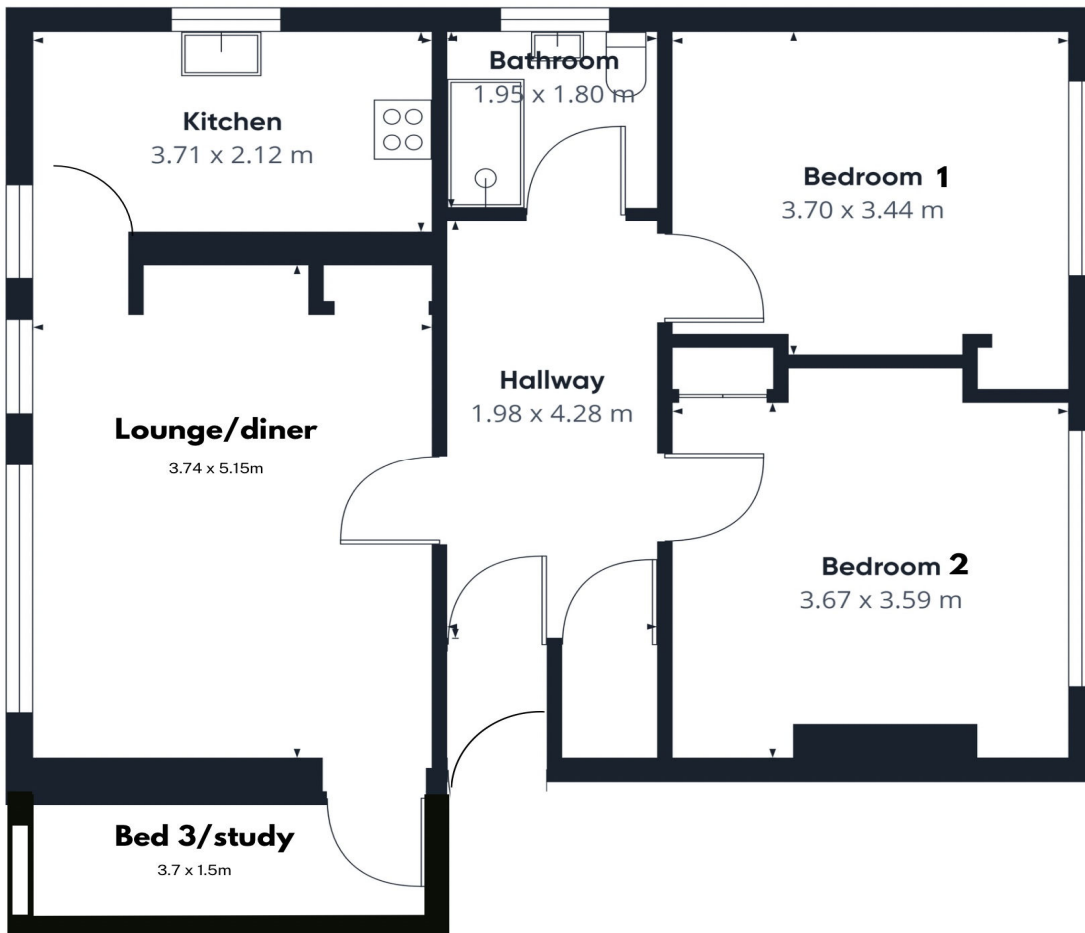
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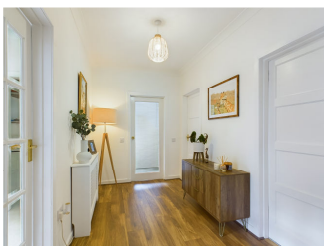
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Approximate total area⁽¹⁾
69.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only

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