

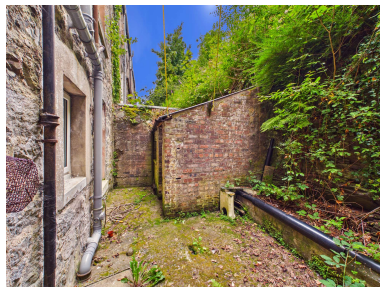


1 Bed Ground Floor Apartment

Guide Price: £115,000

Ground Floor, Flat 2, 1 Glenshellach Terrace, Oban, PA34 4BH

Rarely available ground floor flat enjoying a central location just a two-minute walk from Oban town centre and its excellent range of shops, cafés, restaurants and everyday amenities. An ideal easy access one level retirement home, first-time purchase or investment opportunity. The accommodation comprises an open plan lounge/kitchen/diner, double bedroom and shower room. The property also benefits from a useful private store beneath the communal staircase, where the gas boiler is located with further space and plumbing for a washing machine, a traditional external stone-built store within the communal rear courtyard, providing further practical storage for outdoor items or bicycle storage. Further benefits include gas central heating and hot water system, double glazing, on-street parking to the front with parking permits available from Argyll & Bute Council. Highspeed broadband, 4G and digital television availability. EPC rating D65 - Council tax band B.




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Entrance

Traditional communal entrance hall accessed from the front of the property by a timber entrance door, private ground floor entrance door on the left provides access to the flat is entered. A useful private storage area is situated beneath the staircase, housing the gas central heating boiler with space and plumbing for a washing machine. At the end of the communal entrance hall a rear timber door with key lock gives access to the rear yard with brick store for outdoor items and bicycle storage.

Hallway

Hallway providing access to all rooms within the property. Benefiting from a useful storage cupboard with fitted shelving, laminate flooring, feature wall lighting and a central heating radiator.

Open Plan Lounge/Kitchen/Diner 5.20m x 4.25m

Light and bright open plan living space with a front-facing window filling the lounge area with natural light. Offering ample space for freestanding lounge and dining furniture, the room also benefits from laminate flooring, two useful alcoves with fitted storage cabinets, pendant lighting and a central heating radiator. The kitchen is fitted with matching wall and base units complemented by generous worktop space, tiled splashbacks and a stainless steel sink. Integrated appliances include a four-zone hob with extractor hood, electric oven and grill, together with an integrated fridge and freezer. A rectangular internal picture window above the hallway door allows additional natural light to flow through the property.

Bedroom 3.15m x 2.85m

Double bedroom overlooking the rear courtyard. Benefiting from two built-in wardrobe cupboards, laminate flooring, pendant lighting and a central heating radiator.

Shower Room 1.98m x 1.78m

White three-piece suite comprising a shower enclosure with sliding glazed door and electric shower, wash hand basin with built-in vanity storage and WC. Finished with distinctive black and white chequered wall tiling, vinyl flooring, spotlighting, heated towel rail and extractor fan. An opaque rear-facing window provides natural light while maintaining privacy.

Outdoor space

To the rear of the property is a communal courtyard with a small area suitable for outdoor seating together with a washing line. A traditional external store provides useful additional space for outdoor equipment, bicycles or general storage (some repairs and improvement required). Ample on-street resident parking is available to the front of the property, with parking permits obtainable from Argyll & Bute Council.

Location

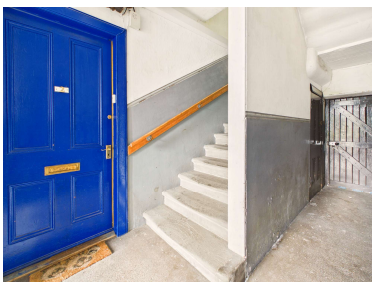
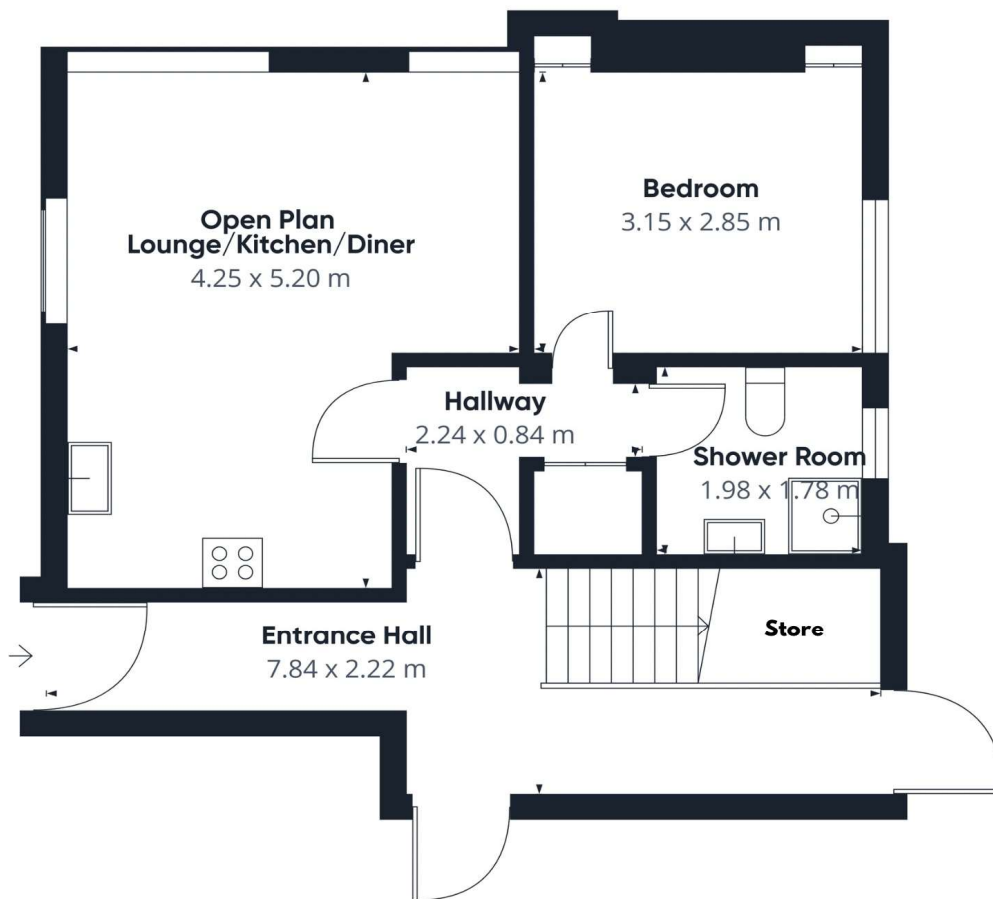
Occupying a highly convenient central position, the property is located just a two-minute walk from Oban town centre and its excellent range of shops, cafés, restaurants and everyday amenities. A pathway to the front of the property also provides easy pedestrian access into the Tesco retail area, where Home Bargains, Marks & Spencer Foodhall and a variety of other retailers are almost on your doorstep. 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. Known as the "Gateway to the Isles", Oban is a popular tourist destination and 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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