



74 Nant Drive

Oban | Argyll | PA34 4NL

Guide Price £180,000

Fiuran
PROPERTY

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74 Nant Drive is a lovely 2 Bedroom semi-detached Bungalow, in a popular residential area of Oban. With a private garden & off-road parking, it would make an ideal family/retirement home.

Special attention is drawn to the following:

Key Features

- Attractive 2 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Bathroom
- Excellent storage, including a floored Loft
- Double glazing throughout
- Electric storage heating
- Window coverings & flooring included
- Private rear garden with timber shed
- Off-road private parking
- Convenient to Oban Primary Campus



74 Nant Drive is a lovely 2 Bedroom semi-detached Bungalow, in a popular residential area of Oban. With a private garden & off-road parking, it would make an ideal family/retirement home.

The accommodation comprises entrance Hallway with built-in storage, fitted Kitchen with door leading to the rear garden, spacious Lounge/Diner with attractive wooden flooring, 2 double Bedrooms (with built-in wardrobes), and a family Bathroom. There is also a Loft space with power.

Brought to the market with no chain, 74 Nant Drive benefits from an effective electric heating system, double glazing, and excellent storage throughout. There is private parking and an easily maintained garden with drying green and timber shed.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via parking to the side of the property, and entrance at the side into the Hallway, or at the rear into the Kitchen.

GROUND FLOOR: HALLWAY

With electric storage heater, 2 built-in cupboards (one housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to all rooms.

KITCHEN 3.4m x 2.55m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces with breakfast bar, stainless steel sink & drainer, tiled splash-backs, electric heater, vinyl flooring, window to the rear elevation with blind fitted, and glazed external door leading to the rear garden. A range of white good are included (no guarantees).

LOUNGE/DINER 4.95m x 3.55m

With window to the front elevation with blind fitted, electric storage heater, and wood effect flooring.



BEDROOM ONE 3.55m x 3.5m (max)

With window to the rear elevation, electric storage heater, built-in wardrobe, built-in cupboard, and fitted carpet.

BEDROOM TWO 3.6m x 2.95m (max)

With window to the front elevation with blind fitted, built-in wardrobe, electric storage heater, and fitted carpet.

BATHROOM 1.9m x 1.6m

With blue bathroom suite comprising bath with electric shower over, WC & wash basin, heated towel rail, tiled walls, vinyl flooring, and window to the side elevation.

LOFT

Floored, with power and Ramsay style loft ladder.

GARDEN

The private rear garden is mainly laid to grass with a small patio area, drying green, and timber garden shed with power. There is also a small garden to the front of the property, and large gravelled driveway with off-road parking to the side.



74 Nant Drive, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage.

Council Tax: Band D

EPC Rating: E50

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Soroba Road on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Take a right onto Lonan Drive then a further right onto Nant Drive. Go straight through the roundabout, and no 74 Nant Drive is on the right with a For Sale sign in the window.

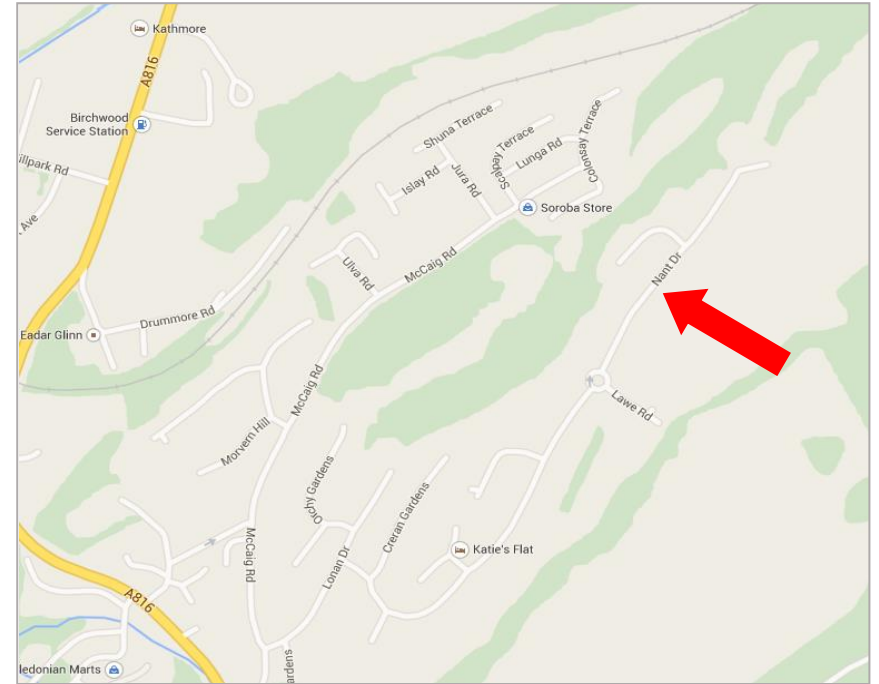
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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