



## 32 Pulpit Drive

Oban | Argyll | PA34 4LE

Guide Price £225,000

**Fiuran**  
PROPERTY



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32 Pulpit Drive is a lovely semi-detached Bungalow with 3 Bedrooms in the popular Pulpit Hill area of Oban. With easily maintained garden & private parking, it would make a wonderful first/retirement home.

Special attention is drawn to the following:-

### Key Features

- Attractive 3 Bedroom semi-detached Bungalow
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Bathroom, Loft
- Fully double glazed
- Electric storage heating
- All white goods, window coverings & flooring included
- Easily maintained front & rear garden
- Sunny, enclosed patio area
- Timber garden shed
- Driveway providing off-road parking
- Convenient to town centre and amenities



32 Pulpit Drive is a lovely semi-detached Bungalow with 3 Bedrooms in the popular Pulpit Hill area of Oban. With easily maintained garden & private parking, it would make a wonderful first/retirement home.

The accommodation comprises entrance Porch, Hallway with large linen cupboard and built-in cloak cupboard, modern fitted Kitchen with a range of white goods and door leading to the rear garden, bright Lounge/Diner, 3 Bedrooms (all with built-in wardrobes), and a family Bathroom. There's also a Loft space.

The property benefits from electric heating and double glazing throughout. The enclosed rear garden is laid to paving, and the front garden has been laid to grass, with some shrubs/trees. To the side, there is a mono-blocked driveway and timber garden shed.

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

### **APPROACH**

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

### **PORCH & HALLWAY**

With glazed internal door, electric storage heater, built-in cloak cupboard, large linen cupboard (housing a replacement hot water cylinder), fitted carpet, and doors leading to all rooms.

### **KITCHEN** 3.75m x 3.35m (max)

Fitted with a range of cream base & wall mounted units, wood effect work surfaces, sink & drainer, tiled splash-backs, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, washing machine, vinyl flooring, access to the Loft, window to the rear elevation, door to the Lounge/Diner, and external door leading to the garden.

### **LOUNGE/DINER** 6.15m x 3.55m (max)

With window to the front elevation, electric storage heater, wall-mounted electric fire, and fitted carpet.





**BEDROOM ONE** 3.5m x 3.3m

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

**BEDROOM TWO** 3.5m x 2m

With window to the side elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

**BEDROOM THREE** 3.5m x 3.5m (max)

With window to the front elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

**BATHROOM** 2.35m x 1.75m

With white suite comprising bath with mixer shower over, WC & wash basin, chrome heated towel rail, Respatex style wall panelling, wood effect laminate flooring, and window to the rear elevation.

**GARDEN**

The enclosed rear garden is laid to paving and offers a sunny outdoor space. There is further garden ground to the front, which has been laid to grass, with some shrubs/trees. To the side, there is a mono-blocked driveway providing private off-road parking, and a timber garden shed.



## 32 Pulpit 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 E

**EPC Rating:** D60

**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 Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace, leading onto Glenmore Road. Drive to the top of Glenmore Road, then take a left onto Pulpit Drive. 32 Pulpit Drive is located within a cul-de-sac on the right off the main road.

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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.



# Fiuran

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