



48 Pulpit Drive

Oban | Argyll | PA34 4LE

Guide Price £220,000

Fiuran
PROPERTY

48 Pulpit Drive

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48 Pulpit Drive is a beautifully presented 2 Bedroom mid-terraced House in the popular Pulpit Hill area of Oban. With large driveway providing private parking to the front & enclosed garden to the rear, it would make a lovely family home.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom mid-terraced Home
- Porch, Lounge, Kitchen/Diner, Vestibule
- 2 double Bedrooms, Bathroom
- Modern features throughout
- Replacement electric heating
- Fully double glazed
- Range of integrated appliances included in sale
- Excellent storage including partially floored Loft
- All flooring included in sale
- Easily maintained, enclosed rear garden
- Private, off-road parking to front
- Convenient to town centre & amenities



48 Pulpit Drive is a beautifully presented 2 Bedroom mid-terraced House in the popular Pulpit Hill area of Oban. With large driveway providing private parking to the front & enclosed garden to the rear, it would make a lovely family home.

The ground floor accommodation comprises entrance Porch, bright Lounge with stairs rising to the first floor, modern fitted Kitchen/Diner, and rear Vestibule with external door to the rear garden.

The first-floor accommodation offers 2 double Bedrooms, and a contemporary family Bathroom. There is also a large partially floored Loft space with lighting.

Laid out over 2 levels, the accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via private parking to the front of the property, and entrance at the front into the Porch.

GROUND FLOOR: PORCH 1.15m x 1.15m
With built-in cloak cupboard, vinyl flooring, and door leading to the Lounge.

LOUNGE 5.35m x 3.5m
With carpeted stairs rising to the first floor, under-stair storage area below, wall-mounted electric 'Rointe' heater, ceiling downlights, wood effect LVT flooring, large window to the front elevation, and doors leading to the Kitchen/Diner.

KITCHEN/DINER 4.2m x 3.6m
Fitted with a range of modern cream base & wall mounted units, complementary wooden work surfaces, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher, washing machine & fridge/freezer, wall-mounted electric 'Rointe' heater, engineered oak flooring, ceiling downlights, windows to the rear elevation, and door to the Vestibule.

VESTIBULE 1.6m x 1.05m
With large built-in cupboard, engineered oak flooring, and external door leading to the rear garden.



FIRST FLOOR: UPPER LANDING

With access to the Loft, built-in cupboard (housing the hot water cylinder), and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4.35m x 3.5m

With windows to the front elevation, built-in wardrobes, wall-mounted electric 'Rointe' heater, and fitted carpet.

BEDROOM TWO 3.55m x 3.35m

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

BATHROOM 2.55m x 1.9m

With modern white suite comprising P-shaped bath with electric shower over, vanity WC & wash basin unit, heated towel rail, ceiling downlights, tiled walls, tile effect flooring, and window to the rear elevation.

LOFT

Partially floored, with lighting.

GARDEN

There is an easily maintained, enclosed rear garden, mainly laid to grass, with decked seating area and concrete base for a shed. To the front, there is a large, tarmacked driveway providing private parking for several vehicles. There is further communal parking to the rear of the property.



48 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 D

EPC Rating: E51

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. No.48 is on the right within a small cul-de-sac and can be identified by the For Sale sign.

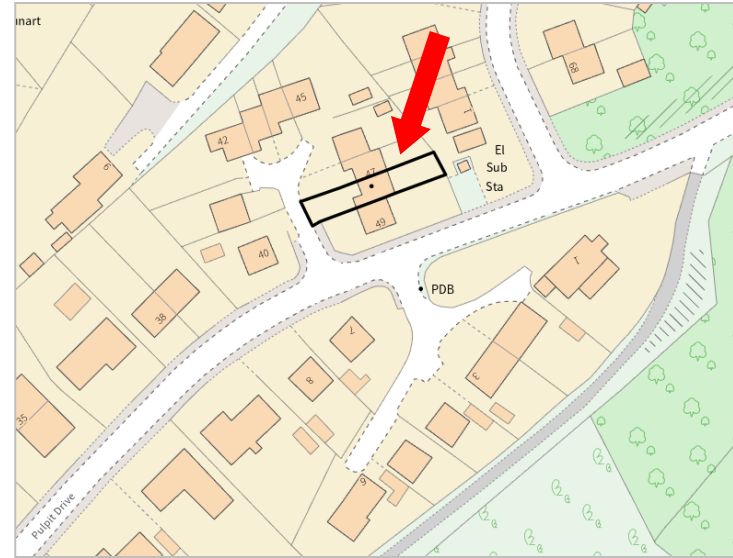
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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