



Rockcrest

Ben Cruachan View | Oban | PA34 4LX

Guide Price £255,000

Fiuran
PROPERTY

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Rockcrest is a charming 2 Bedroom detached Bungalow with large Attic, located in the popular Pulpit Hill area of Oban, with sizeable garden grounds & private parking for several vehicles.

Special attention is drawn to the following:-

Key Features

- Delightful 2 Bedroom detached Bungalow
- Lovely, elevated views
- Located in quiet cul-de-sac
- Porch, Hallway, Lounge, Kitchen/Diner
- 2 double Bedrooms, Bathroom
- Large Attic with development potential
- Gas central heating
- Open fire in Lounge
- Double glazing throughout
- Good storage, including built-in wardrobes
- Easily maintained garden surrounding property
- Carport, shed & lean-to
- Private off-road parking for several vehicles
- Walking distance to town & local amenities



Rockcrest is a charming 2 Bedroom detached Bungalow with large Attic, located in the popular Pulpit Hill area of Oban, with sizeable garden grounds & private parking for several vehicles.

The accommodation comprises entrance Porch, Hallway, Lounge with open fire, modern & spacious Kitchen/Diner, 2 double Bedrooms, and family Bathroom. There is also a fully floored & sheeted Attic which has the potential to be converted into further accommodation (subject to the relevant consents).

In addition to mains gas central heating, the property also benefits from double glazing throughout. The easily maintained garden surrounds the property and is mainly laid to grass with a carport to one side. There is private off-road parking, and a shed with lean-to within the grounds.

APPROACH

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

PORCH 1.45m x 1.2m

With window to the front elevation, wood effect flooring, and glazed door leading to the Hallway.

HALLWAY

With built-in storage cupboard & shelving, radiator, wood effect flooring, ladders leading to the Attic, and doors leading to all rooms.

KITCHEN/DINER 5.7m x 3.2m

Fitted with a range of modern white base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric oven, gas hob, stainless steel cooker hood, washer/dryer, wall-mounted gas boiler, radiator, vinyl flooring, 2 windows to the side elevation, and external door leading to the rear garden.

LOUNGE 4.3m x 3.4m

With windows to the front elevation, further window to the side, radiator, fireplace with open fire, sofa, and wood effect flooring.

BEDROOM ONE 3.5m x 3.4m (max)

With window to the side elevation, radiator, wood effect flooring, double bed, cupboard with WC & sink, and built-in wardrobe.



BEDROOM TWO 3.2m x 3.05m

With windows to the front elevation, window to the side elevation, radiator, wood effect flooring, and built-in wardrobe.

BATHROOM 2.55m x 1.65m

With white suite comprising bath with mixer shower over, WC & vanity wash basin, wall-mounted bathroom cabinet, radiator, vinyl flooring, and window to the rear elevation.

ATTIC 5.1m x 3m (max)

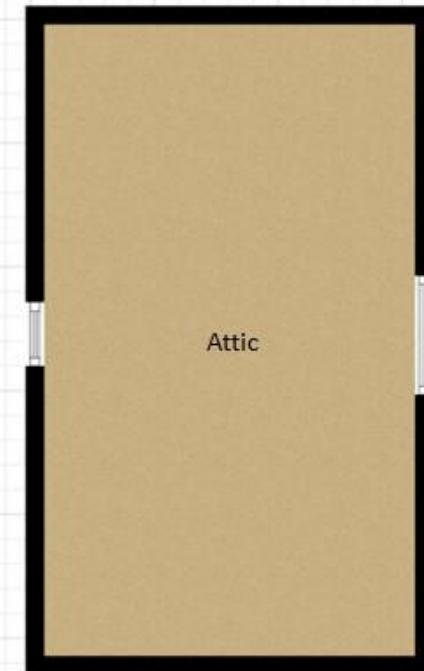
Fully floored & sheeted, with fitted carpet, single bed, power, lighting, Velux style window, and Skylight. Fixed Ramsay style ladder.

GARDEN

The easily maintained garden surrounds the property and is mainly laid to lawn. There is a carport to one side, and ample private parking. To the rear, there is a small fenced-off area, and shed with lean-to.



Rockcrest, 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, gas, and drainage.

Council Tax: Band E

EPC Rating: E44

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 travel along Albany Street and follow the road around and up Crannaig-A-Mhinister. Follow the sign for Pulpit Hill, then take a right onto Ben Cruachan View. Rockcrest is on the left 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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