



4 Tobar Oisinn Drive

Oban | Argyll | PA34 4DG

Guide Price £299,950

Fiuran
PROPERTY

4 Tobar Oisinn Drive

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4 Tobar Oisinn Drive is a modern 3 Bedroom detached House located in the popular Creag Bhan area of Oban, with large garden & private parking.

Special attention is drawn to the following:

Key Features

- 3 Bedroom detached Home in walk-in condition
- Hallway, Lounge, Kitchen/Diner, WC
- 3 double Bedrooms, En Suite, Shower Room
- Fully floored & sheeted Attic
- Built-in wardrobes in all Bedrooms
- Double glazing, effective electric heating & solar panels
- White goods, window coverings & flooring included
- Other items of furniture available separately
- Large, enclosed garden surrounding property
- Shed, Summer House & off-road parking
- Quiet family street with playpark nearby
- Convenient to town centre and amenities



4 Tobar Oisinn Drive is a modern 3 Bedroom detached House located in the popular Creag Bhan area of Oban, with large garden & private parking.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor & under-stair storage cupboards, spacious Lounge with Bay window, modern fitted Kitchen/Diner with patio doors leading to the rear decking, and WC.

The first floor offers 3 double Bedrooms (all with built-in wardrobes), including Master with En Suite Shower Room, and a further Shower Room. There is also a fully floored, carpeted & sheeted Attic with loft ladder.

In addition to double glazing, electric heating & solar panels, the property benefits from excellent storage. The property is conveniently situated for access to the primary school campus, Oban High School, and the hospital.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking to the front of the property, and entrance at the front into the Hallway or at the rear into the Kitchen/Diner.

GROUND FLOOR: HALLWAY

With stairs rising to the first floor, under-stair storage cupboards, wall-mounted electric heater, ceiling downlights, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge & WC.

KITCHEN/DINER 6m x 2.9m

Fitted with a range of modern white gloss base & wall mounted units, work surfaces & breakfast bar, sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated dishwasher, American style fridge/freezer, wall-mounted electric heater, LED lighting, wood effect flooring, windows to the rear elevation, door to the Lounge, and glazed French doors leading to the decking.



LOUNGE 4.95m x 3.8m

With Bay window to the front elevation, wall-mounted electric heater, wall-mounted feature fire, ceiling downlights, LED lighting, and wood effect flooring.

WC 1.8m x 1m

With WC, vanity wash basin, heated towel rail, vinyl flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With doors leading to all 3 Bedrooms & the Shower Room, linen cupboard (housing the hot water cylinder), fitted carpet, access to the Attic, and window to the side elevation.

BEDROOM ONE 3.8m x 3.2m

With windows to the front elevation, built-in mirrored wardrobe, wall-mounted electric heater, tiled floor, and door leading to the En Suite.

EN SUITE 1.5m x 1.5m (max)

With window to the side elevation, shower enclosure with Respatex style wall panelling & mixer shower, WC, vanity wash basin, heated towel rail, and tile effect flooring.



BEDROOM TWO 3.6m x 2.9m (max)

With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, and wood effect flooring.

BEDROOM THREE 2.9m x 2.3m

With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, and wood effect flooring.

SHOWER ROOM 1.95m x 1.8m

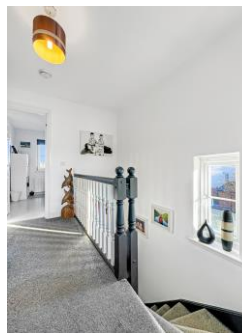
With white suite comprising WC & vanity wash basin, walk-in shower enclosure with electric shower, ceiling downlights, windows to the front elevation, partially tiled walls, and tiled flooring.

ATTIC 6m x 2.55m (max)

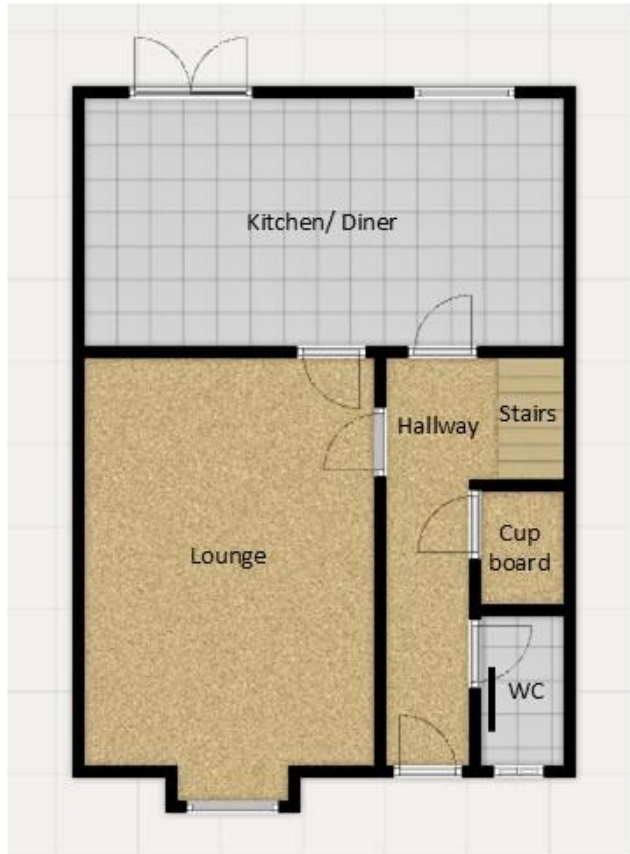
Fully floored & sheeted, with eaves storage, power sockets, lighting, fitted carpet, and loft ladder.

GARDEN

There is a sizeable, enclosed garden, mainly laid to grass, with attractive decked area with seating to the rear, with space for a Lay-z-spa. A Summer House provides space for a washing machine & tumble dryer and doubles up as a games room. There is also a timber garden shed, currently used as a gym. There is private, off-street parking to the front of the property.



4 Tobar Oisinn 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. Solar panels.

Council Tax: Band E

EPC Rating: D68

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 Lochgilhead. At the roundabout, take a right onto Glengallan Road, and take a further right at the next roundabout. Pass Park Road on the right, then take the next right into Tobar Oisinn Drive. No.4 is straight ahead at the end of the cul-de-sac.

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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T: 07872 986 164

E: info@fiuran.co.uk

Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.

