



43 Pulpit Drive

Oban | Argyll | PA34 4LE

Guide Price £210,000

Fiuran
PROPERTY

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43 Pulpit Drive is a beautifully presented two-Bedroom mid-terraced Home located in the sought-after Pulpit Hill area of Oban. Boasting private parking to the front and a fully enclosed rear courtyard, the property offers comfortable and practical living in a desirable location—ideal for first-time buyers, small families, or as a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom mid-terraced Home
- Porch, Lounge, Kitchen/Diner
- 2 double Bedrooms, Bathroom
- Lovely elevated views
- Fully double glazed & excellent storage throughout
- Effective electric heating & wood burning stove
- Fully double glazed
- Window coverings & white goods included in sale
- Partially floored Loft with power
- Easily maintained, enclosed rear courtyard
- Private, off-road parking to front
- Friendly residential area
- Convenient to town centre & amenities



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The ground floor accommodation comprises entrance Porch, bright Lounge with stairs rising to the first floor & under-stair Study area, and modern fitted Kitchen/Diner with external door leading to the rear courtyard.

The first-floor accommodation offers 2 double Bedrooms (including Master with built-in wardrobes), and a lovely family Bathroom. There is also a large partially floored Loft space with power.

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, fitted carpet, and door leading to the Lounge.

LOUNGE 5.35m x 3.5m

With carpeted stairs rising to the first floor, under-stair Study area below, modern electric storage heater, wood burning stove, wooden flooring, large windows to the front elevation, and glazed door leading to the Kitchen/Diner.

KITCHEN/DINER 4.2m x 3.6m

Fitted with a range of wooden base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher, washing machine, fridge/freezer, wall-mounted electric heater, vinyl flooring, windows to the rear elevation, and external door to the rear courtyard.



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 3.55m x 3.5m

With windows to the front elevation, built-in wardrobes, built-in shelved cupboard, wall-mounted electric 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 white suite comprising bath with electric shower over, WC & wash basin, heated towel rail, partially tiled walls, wood effect flooring, and window to the rear elevation.

LOFT

Partially floored, with lighting.

GARDEN

The fully enclosed & mono-blocked private rear courtyard features a low rendered wall and includes a convenient log store, offering both privacy and practicality. To the front of the property, there is a metal bike store situated on a solid concrete base, providing additional secure storage.



43 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: C76

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.43 is straight ahead 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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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