



39A Glencruitten Drive

Oban | Argyll | PA34 4EJ

Offers Over £165,000

Fiuran
PROPERTY

39A Glencruitten Drive

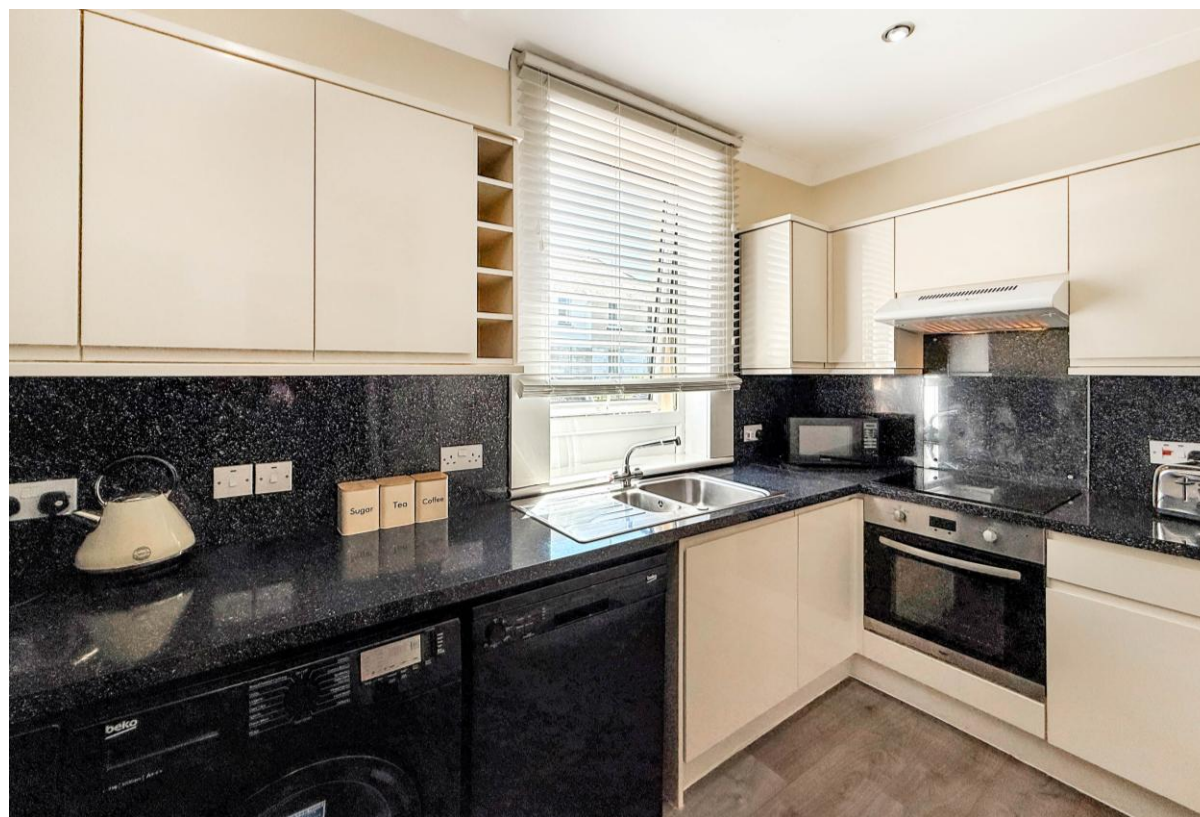
Oban | Argyll | PA34 4EJ

39A Glencruitten Drive is a well presented 2 Bedroom ground floor Flat, ideally located within walking distance of Oban town centre. The property features a private garden and allocated parking, offering comfortable and convenient living in a sought-after area.

Special attention is drawn to the following:

Key Features

- 2 Bedroom ground floor Flat in block of 4
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Modern features & good storage
- Window coverings & flooring included
- Fully double glazed
- Gas central heating
- Private front & rear gardens
- Off-street parking
- Within walking distance of town centre



39A Glencruitten Drive is a well presented 2 Bedroom ground floor Flat, ideally located within walking distance of Oban town centre. The property features a private garden and allocated parking, offering comfortable and convenient living in a sought-after area.

The accommodation comprises entrance Hallway with 2 large storage cupboards, fitted Kitchen, spacious Lounge/Diner, 2 double Bedrooms, and a modern Shower Room.

The property benefits from gas central heating, full double glazing, and recently installed external insulation, enhancing energy efficiency throughout. Externally, there are low-maintenance front and rear gardens, along with private off-street parking.

The local sports pitches are within a short walking distance, and further town amenities are close-by.

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

APPROACH

Via gated access at the front of the property, and a pathway leading to an entrance door on the right.

HALLWAY

With large under-stair storage cupboard (housing the gas combi-boiler), further shelved storage cupboard, radiator, wood effect flooring, and doors leading to the Kitchen, Lounge/Diner, Bedroom One and the Shower Room.

KITCHEN 3.6m x 2.25m (max)

Fitted with a range of modern cream gloss base & wall mounted units, granite effect work surfaces, matching splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, cooker hood, ceiling downlights, wood effect flooring, window to the front elevation, and space for a range of white goods.



LOUNGE/DINER 4.6m x 3.95m

With window to the front elevation, radiator, attractive fireplace with electric stove, shelved recess, fitted carpet, and door leading to Bedroom Two.

BEDROOM ONE 3.95m x 3.65m (max)

With window to the rear elevation, radiator, shelved recess, and fitted carpet.

BEDROOM TWO 3.95m x 2.8m

With window to the rear elevation, radiator, and fitted carpet.

SHOWER ROOM 1.8m x 1.5m

With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, tiled walls, tile effect flooring, and window to the side elevation.

GARDEN

To the rear, the enclosed garden is laid to paving and stone chippings, and includes a rotary clothes dryer and a timber garden shed. The front garden is mainly laid to lawn, complemented by a mono-blocked driveway offering private off-street parking.



39A Glencruitten 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, gas, and drainage.

Council Tax: Band B

EPC Rating: C74

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 passing through the first set of traffic lights. At the second set of traffic lights, take a left onto Miller Road. Keep driving straight ahead and take a left at the t-junction. Drive straight through the next t-junction, and no. 39A Glencruitten Drive is on the left.

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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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

