



41 Pulpit Drive

Oban | Argyll | PA34 4LE

Guide Price £295,000

Fiuran
PROPERTY

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41 Pulpit Drive is a beautifully presented 3 Bedroom detached Home, ideally situated within the sought-after Pulpit Hill area of Oban. The property benefits from a fully enclosed garden with raised decking, along with private parking for added convenience.

Special attention is drawn to the following:-

Key Features

- Immaculate 3 Bedroom detached Home
- Elevated views from first floor
- Porch, Hallway, Kitchen, Dining Room, Lounge, Vestibule
- 3 double Bedrooms, family Bathroom, WC
- Large Loft, proving excellent storage
- Effective electric heating
- Double glazing throughout
- Built-in wardrobes
- Large pantry cupboard
- Glazed sliding doors leading to decking at rear
- Easily maintained garden with raised decking & shed
- Driveway providing off-road parking for several vehicles
- Convenient to town centre and amenities
- Lovely neighborhood with walks on doorstep



41 Pulpit Drive is a beautifully presented 3 Bedroom detached Home, ideally situated within the sought-after Pulpit Hill area of Oban. The property benefits from a fully enclosed garden with raised decking, along with private parking for added convenience.

The ground floor accommodation comprises entrance Porch & Hallway with stairs rising to the first floor, bright Lounge with large window overlooking the front garden, Dining Room with glazed doors leading to the rear decking, modern fitted Kitchen, and rear Vestibule with large pantry cupboard off. The first-floor accommodation offers 3 double Bedrooms (2 with built-in wardrobes) and a family Bathroom. There's also a Loft space with Ramsay style ladder, offering excellent storage.

The property benefits from effective electric heating, double glazing, and has been tastefully decorated throughout. The easily maintained & enclosed rear garden with raised decking benefits from a sunny aspect and is conveniently accessed from the Dining Room.

The accommodation with approximate sizes is arranged as follows:

APPROACH

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

GROUND FLOOR: PORCH 0.85m x 0.85m

With fitted floor mat, and glazed door leading to the Hallway.

HALLWAY

With carpeted stairs rising to the first floor, under-stair storage cupboard, further built-in cupboard, wood effect flooring, and doors leading to the Lounge, Kitchen and WC.

LOUNGE 3.8m x 3.5m

With windows to the front elevation, wall-mounted electric heater, wood effect flooring, and opening leading to the Dining Room.

DINING ROOM 3.05m x 2.9m

With wall-mounted electric heater, wood effect flooring, door leading to the Kitchen, and glazed sliding doors leading to the rear decking.

KITCHEN 3m x 2.5m

Fitted with a range of modern cream base & wall mounted units, wood effect work surfaces, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, vinyl flooring, space for white goods, window to the rear elevation, and door leading to the Vestibule.

VESTIBULE 1.35m x 1.05m

With large built-in shelved pantry, vinyl flooring, and external door leading to the driveway.



WC 2.2m x 0.7m

With modern white suite comprising WC & wash basin, vinyl flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With window to the side, fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

BEDROOM ONE 3.55m x 2.8m

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

BEDROOM TWO 3.1m x 3.1m

With window to the rear elevation with elevated views, and wood effect flooring.

BEDROOM THREE 4.1m x 2.8m (max)

With windows to the rear elevation with elevated views, built-in wardrobe, wall-mounted electric heater, and wood effect flooring.

BATHROOM 2.1m x 1.8m

With white suite comprising corner bath with electric shower over, WC & wash basin vanity unit with storage, chrome heated towel rail, tiled walls, ceiling downlights, tile effect flooring, and window to the front elevation.

GARDEN

The property boasts a fully enclosed, south-west facing rear garden, predominantly laid to lawn and enjoying excellent afternoon and evening sunshine. The garden features a timber shed and an attractive raised decking area, directly accessed from the dining room — perfect for outdoor entertaining. To the front, there is additional garden ground, also laid to lawn, while a generous driveway provides convenient off-street parking for up to three vehicles.



41 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 E

EPC Rating: E53

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. Take the second right, into a cul-de-sac. 41 Pulpit Drive 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.

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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