



8A Dalintart Drive

Oban | Argyll | PA34 4EE

Guide Price £215,000

Fiuran
PROPERTY

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8A Dalintart Drive is a modern 3 Bedroom ground floor Apartment located in the popular Glencruitten area of Oban. Presented in true walk-in condition, the property benefits from private parking and a generous garden, offering an excellent opportunity to acquire a comfortable family home or strong investment property.

Special attention is drawn to the following:

Key Features

- Immaculately presented 3 Bedroom Apartment
- Hallway, modern fitted Kitchen, Lounge/Diner
- 3 double Bedrooms, contemporary Bathroom
- Fully renovated & freshly decorated
- Double glazing & oil central heating
- Ceiling downlights throughout
- Ample storage including wardrobe in Master Bedroom
- Patio doors from Lounge to decking at front
- White goods, window coverings & flooring included
- Items of furniture available under separate negotiation
- Exterior improvement works
- Private off-street parking & garden shed to rear
- Large enclosed garden with decking to front
- Convenient to town and local amenities



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The accommodation comprises entrance Porch with large storage cupboard, Hallway with further storage cupboards, modern fitted Kitchen with a range of white goods, spacious Lounge/Diner with glazed patio doors leading to raised decking, 3 double Bedrooms, and a contemporary Bathroom.

Renovated throughout to a high standard, this well-presented Apartment features modern fittings throughout, double glazing, and oil-fired central heating. The exterior has been insulated and re-rendered, with newly installed downpipes and windowsills, enhancing both the property's appearance and energy efficiency.

The property benefits from an enclosed front garden featuring a decking area, while to the rear there is additional garden ground with a shed and private parking.

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

APPROACH

Via entrance door at the side of the property into the Porch.

PORCH 1.15m x 1.05m

With large storage cupboard, inset floor mat, and door leading to the Hallway.

HALLWAY

With radiator, fitted carpet, 2 built-in storage cupboards (one with space for tumble dryer), and doors leading to the Lounge/Diner, all Bedrooms, and the Bathroom.

KITCHEN 2.75m x 2.4m

Fitted with a range of modern gloss base & wall mounted units, wood effect work surfaces, sink & drainer, built-in electric double oven & grill, ceramic hob, stainless steel cooker hood, integrated Beko dishwasher, Beko washing machine, Frigdemaster American style fridge/freezer, wood effect vinyl flooring, window to the rear elevation, and door leading to the Lounge/Diner.



LOUNGE/DINER 4.65m x 3.5m

With radiator, recessed unit with built-in cupboard, fitted carpet, and glazed French doors leading to the decking.

BEDROOM ONE 4.2m x 2.8m

With window to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

BEDROOM TWO 3.45m x 3.2m

With window to the front elevation, radiator, built-in shelved cupboard, and fitted carpet.

BEDROOM THREE 3.45m x 2.7m

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

BATHROOM 1.9m x 1.75m

With modern white suite comprising bath with mixer shower over, vanity WC & wash basin unit, chrome heated towel rail, partially tiled walls, Respatex style wall panelling around bath, wood effect vinyl flooring, and window to the rear elevation.

GARDEN

The enclosed front garden is mainly laid to lawn and features a raised decking area. The rear garden is finished with stone chippings and provides private parking for two vehicles. A garden shed is also situated within the rear garden.



8A Dalintart 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, and drainage. Oil tank.

Council Tax: Band B

EPC Rating: C73

Gross Internal Floor Area: 83m²

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, primary schools and a high school, churches, a general hospital, and many pubs, shops & 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 right at the crossroads onto Knipoch Place. Take a right onto Dalintart Drive and number 8A is at the end, located in the block straight ahead. The private parking at the rear can be accessed off Glencruitten Court.

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.

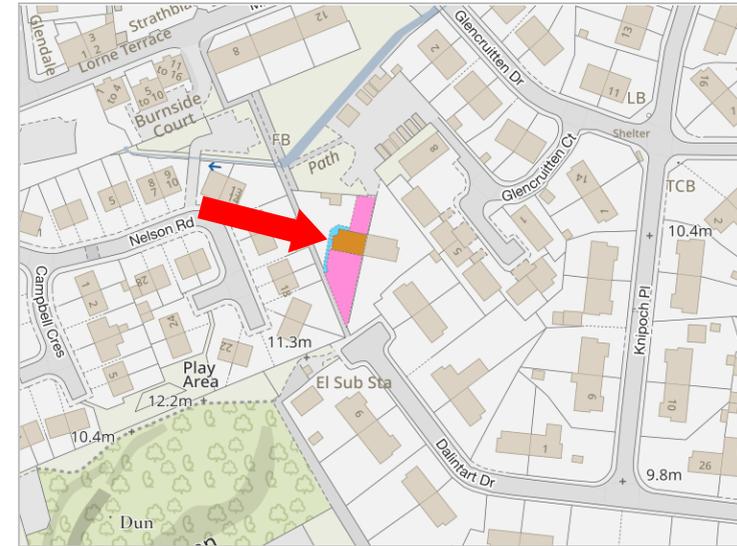
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 view the property in person and should they wish to pursue, 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.**

