



**3 PULPIT ROAD,
OBAN,
PA34 4LF**

- **A Well Appointed Mid-Terraced House**
- **Situated In An Established Residential Area**
- **Offering Well Proportioned Accommodation**
- **Porch : Sitting Room : Kitchen/Dining Room**
- **2 Bedrooms : Bathroom : Excellent Storage**
- **Garden : Patio Area : Driveway**

Guide Price £215,000

Oban, the principal tourist town of Argyll and the unofficial capital of the West Highlands, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian Mac-Brayne ferries serve many of the Hebridean Islands. The town also enjoys good transport links to the central belt of Scotland by road and rail.

Pulpit Road forms part of a popular established residential development of similar properties situated on the fringe of the town. *Number 3* is a very well appointed mid-terraced house offering generously proportioned accommodation and benefiting from a modern kitchen and bathroom, and providing excellent storage. The amenity is enhanced by the easily managed garden with off street parking to the front.



DETAILS OF ACCOMMODATION

Porch with external door to side, cloak cupboard, ceiling light fitting, vinyl flooring.

Sitting Room: 5.41m x 3.47m, 2 windows to front, storage heater, ceiling light fitting, wood effect laminate flooring.

Kitchen: 4.18m x 3.60m, 2 windows to rear, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl stainless steel sink and drainer, cooker with extractor chimney over, fridge/freezer, plumbed for washing machine and space for dishwasher, fitted larder cupboard, wall tiling, storage heater, ceiling light fitting, wood effect laminate flooring.

Rear Vestibule: 1.65m x 1.11m, half glazed external door to rear, ceiling light fitting, vinyl flooring, **Walk-In Cupboard:** 1.92m x 1.10m, with shelving and light.

A carpeted staircase rises from the **Sitting Room** to the **Upper Floor Landing** with built-in cupboard housing hot water tank, hatch to roof space, storage heater, ceiling light fitting, fitted carpet.

Bedroom 1: 4.44m x 3.49m, 2 windows to front, built-in wardrobe, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.61m x 2.71m, window to rear, built-in wardrobes with mirror sliding doors, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.63m x 1.99m, window to rear, bath with electric shower over, glazed screen and waterproof wall panelling, wc, whb, heated towel rail, recessed ceiling lights, extractor fan, wood effect laminate flooring.

GARDEN

3 Pulpit Road has an easily managed garden, laid mainly to grass to the rear with steps leading down from the Vestibule to a paved patio, all bordered with fencing and planted with a variety of shrubs and bushes. To the front there is a gravelled driveway and paved path, together with shrubs and bushes. **External Store.**

GENERAL INFORMATION

Services: Mains electricity, water and sewage. **Council Tax Band:** D. **EPC Rating:** C70.

Guide Price: Two Hundred & Fifteen Thousand Pounds (£215,000). Offers are invited and should be submitted to the Selling Agents.

Home Report: Available from the Selling Agents. **Viewing:** Strictly by prior arrangement with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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