

**DAWSONS**



**AIRLIE**  
**71 NANT DRIVE, OBAN, PA34 4NL**

An Attractive Semi-Detached Bungalow Offering Excellent Versatile Family  
Accommodation Situated In An Established Residential  
Development On The Fringe Of The Town

Vestibule : Hall : Sitting Room : Kitchen/Dining Room  
4 Bedrooms : Bathroom : Shower Room

Garden With Driveway

**Guide Price £320,000**

Independent Estate Agents of Argyll and the West Highlands



**Oban**, the principal tourist town of Argyll, 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 MacBrayne ferries serve many of the Hebridean Islands. The town also enjoys good transport links to the central belt of Scotland by road and rail.

**Airlie** is an extended, semi-detached bungalow pleasantly situated in an established residential development on the fringe of the town, yet is still within convenient reach of the town centre and amenities with a regular bus service in operation. The easily managed and attractively presented accommodation offers excellent, well proportioned family living space with four bedrooms, a bathroom and shower room. A particular feature is the modern kitchen/dining room with island unit, to the rear of the property with large windows/glazed panels allowing for plenty of natural light to fill the room and also providing a fine open outlook over the garden. The property also benefits from excellent storage and an electric heating system. The low maintenance gardens, mainly laid to lawn, with patio to the rear and tarred driveway to the front, all adds to the amenity of this excellent home.

### DETAILS OF ACCOMMODATION

**Portico** leading to **Vestibule** with external half glazed door to front, ceiling light fitting, wood effect laminate flooring.

**Hall** with cupboard housing hot water tank, 2 storage cupboards, storage heater, hatch to partially floored **Attic Storage Space** with light, recessed ceiling lights, wood effect laminate flooring.

**Kitchen/Dining Room:** 4.60m x 4.28m, French doors to rear garden, glazed panels and windows to rear, fitted with a range of wall mounted and floor standing units with worktops, island unit including Belfast sink and integrated dishwasher, Beko gas range style cooker with extractor hood over, recess housing washing machine, fridge/freezer, panel heater, recessed ceiling lights, wood effect laminate flooring.

**Sitting Room:** 4.80m x 4.08m, windows to front, storage heater, ceiling light fitting, wood effect laminate flooring.

**Bedroom 1:** 4.38m x 2.74m, window to rear, built-in cupboard with shelving, built-in wardrobe, panel heater, ceiling light fitting, fitted carpet.





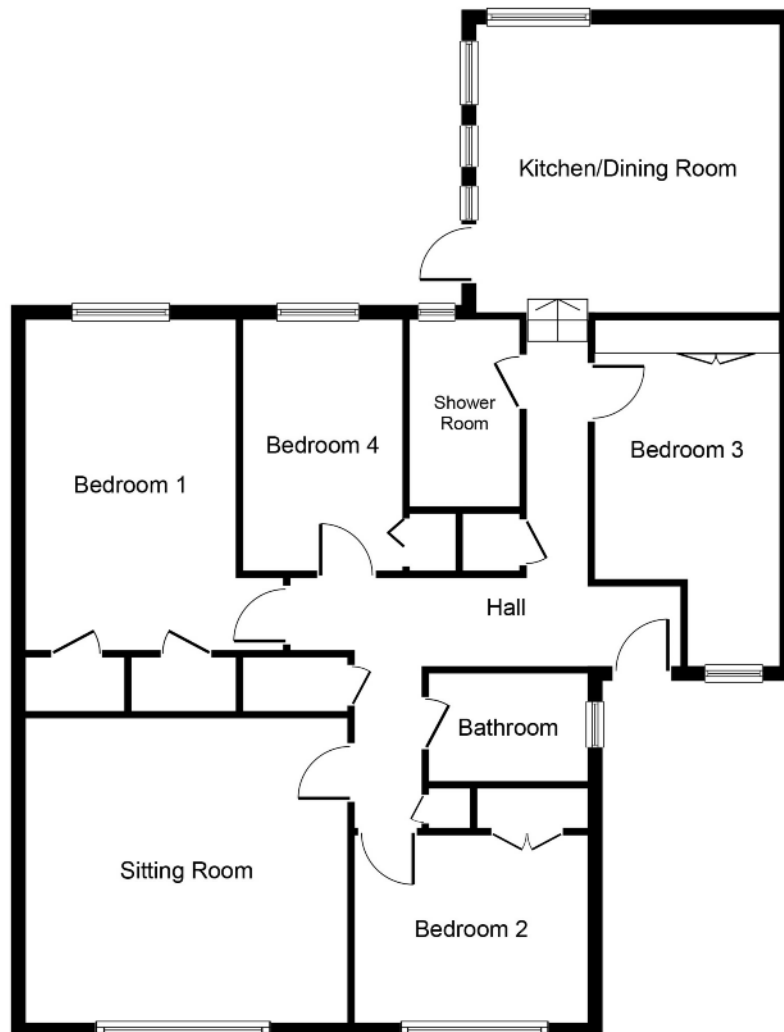
**Bedroom 2:** 3.62m x 3.37m, window to front, built-in wardrobe with double doors, panel heater, ceiling light fitting, fitted carpet.

**Bedroom 3:** 4.04m x 2.55m 'L' shaped, window to front, built-in wardrobe with folding doors, shelved recess, panel heater, wall light, ceiling light fitting, fitted carpet.

**Bedroom 4:** 3.39m x 2.11m, window to rear, built-in cupboard with folding doors, panel heater, wall light, ceiling light fitting, fitted carpet.

**Bathroom:** 2.28m x 1.48m, window to side, bath with shower over, wall tiling and glazed panel, whb in vanity unit with mirrored cabinet over, wc, ceiling light fitting, tiled floor with under-floor heating.

**Shower Room:** 2.57m x 1.40m, window to rear, shower enclosure with rain-head and hand-held showers, waterproof wall panelling and glazed screen, whb in vanity unit, wc, extractor fan, recessed ceiling lights, tiled floor with under-floor heating.





## GARDEN

*Airlie* enjoys an easily managed garden with lawn to the front bordered by fencing and low lying shrubs. There is a tarred driveway to the side. To the rear there is a paved patio with steps leading up to a further area of lawn, all enjoying a good degree of privacy. **Timber Store. Hot Tub.**

## GENERAL INFORMATION

**Contents:** Items of furniture and furnishings may be available by separate negotiation.

**Services:** Mains electricity, water and drainage. LPG gas for cooker.

**EPC Rating:** D67. **Council Tax Band:** D.

**Home Report:** Available from the Selling Agents.

**Guide Price: Three Hundred & Twenty Thousand Pounds (£320,000).** Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior appointment with the Selling Agents. **Entry:** By mutual agreement.

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

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