



**KIRKAPOL  
16 MORVERN HILL  
OBAN, PA34 4NS**

- **An Attractive Detached Bungalow**
- **Offering Well Proportioned Accommodation**
- **Pleasantly Situated In a Quiet Cul De Sac**
- **Hall : Sitting Room : Kitchen : Shower Room**
- **2 Bedrooms : 3<sup>rd</sup> Bedroom/Dining Room**
- **Established Garden With Driveway : Store**

**Guide Price £260,000**

*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.

*Kirkapol* is an attractive detached bungalow pleasantly situated in a small group of similar homes in a quiet established cul-de-sac on the fringe of the town. In good decorative order throughout, the well proportioned accommodation benefits from a well fitted kitchen, modern shower room and excellent storage. A particular feature is the bright and airy sitting room which links with the dining room and kitchen, providing an ideal layout to be re-designed into a spacious open plan kitchen/dining room, or alternatively being utilised as a third bedroom or study. In addition the good sized mature garden with driveway adds to the appeal of this rarely available style of property.



### DETAILS OF ACCOMMODATION

**Hall** external door to side, cupboard housing hot water tank, storage cupboard, central heating radiator, hatch to floored roof storage space, ceiling light fitting, fitted carpet.

**Sitting Room:** 5.03m x 3.99m, windows to front, 2 central heating radiator, ceiling light fitting, fitted carpet.

**Kitchen:** 3.29m x 3.07m, window to side, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl stainless steel sink and drainer, cooker, washing machine, tumble dryer, dishwasher, fridge/freezer, wall tiling, central heating radiator, ceiling light fitting, wood effect laminate flooring.

**Dining Room/3<sup>rd</sup> Bedroom:** 3.07m x 2.78m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 1:** 3.41m x 3.25m, window to rear, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 2:** 3.25m x 2.96m, window to rear, built in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

**Shower Room:** 2.36m x 1.57m, window to side, shower enclosure with sliding doors and wall tiling, whb & wc with tiling over, mirrored wall cabinet, central heating radiator, ceiling light fitting, fitted carpet.



### GARDEN

**Kirkapol** has a small area of garden to the front bordered by hedging, with a larger area to the rear, laid mainly to lawn with paved pathways and a decked seating area, bordered by timber fencing and walls. A driveway sits to the side providing off street parking and steps lead up to the front door. **External Store.**



### GENERAL INFORMATION

**Services:** Mains electricity, water and sewage. Air source heat pump.

**Council Tax Band:** E. **EPC Rating:** C73.

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

**Guide Price:** Two Hundred & Sixty Thousand Pounds (£260,000). Offers are invited and should be submitted to 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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