



Driftwood

Polvinister Road | Oban | PA34 5TN

Guide Price £290,000

Fiuran
PROPERTY

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Driftwood is a charming detached Bungalow with 3 Bedrooms, located in a rural yet convenient area of Oban. With large garden, detached Garage & direct access to woodland walks, it would make an ideal family/retirement home.

Special attention is drawn to the following:-

Key Features

- Desirable detached Bungalow with 3 Bedrooms
- Sizeable grounds extending to approx. 0.5 acres
- Rural location, only 20-minute walk from town centre
- Peaceful setting with direct access to woodland walks
- Porch, Hallway, Kitchen/Diner, Lounge
- 3 Bedrooms, Shower Room, Utility Area
- Large Attic space with Velux style windows
- Oil central heating & double glazing
- White goods & window coverings included in sale
- Some items of furniture included (details on request)
- Detached Garage with inspection pit, power & lighting
- Timber shed & patio within grounds
- Private parking for several vehicles
- Potential for further development



Driftwood is a charming detached Bungalow with 3 Bedrooms, located in a rural yet convenient area of Oban. With large garden, detached Garage & direct access to woodland walks, it would make an ideal family/retirement home.

The accommodation comprises entrance Porch & Hallway, fitted Kitchen/Diner with a range of white goods, Utility Area with WC and doors leading to the garden, bright & spacious Lounge, 3 Bedrooms, and a Shower Room. There is also a fully floored & sheeted Attic with 2 Velux style windows.

Benefiting from oil central heating, Driftwood is also fully double glazed. There is private parking for several vehicles, and Oban town centre is a pleasant 20 min walk from the property.

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

APPROACH

Via driveway to the front of the property, and entrance at the front into the Porch or at the side into the Utility Area.

PORCH & HALLWAY

With storm doors to the front elevation, internal glazed door, radiator, built-in shelved cupboard, fitted carpet, and doors leading to the Kitchen/Diner, Lounge, all 3 Bedrooms, and the Shower Room.

KITCHEN/DINER 3.65m x 2.75m

Fitted with a range of wall mounted units, freestanding base units, stainless steel sink & drainer, electric cooker, fridge, wood effect flooring, window to the rear elevation, access to the Attic, and glazed door leading to the Utility Area. Some furniture included.

UTILITY AREA 5.15m x 2.85m (max)

With window to the side elevation, 2 stores (one housing the oil-fired boiler), WC, polycarbonate roof sheets, concrete floor, and 2 external doors leading to the garden.

LOUNGE 4.9m x 2.85m

With dual aspect windows to the front & side elevations, radiator, fireplace with electric fire, and fitted carpet. Some furniture included.



BEDROOM ONE 3.95m x 2.85m

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

BEDROOM TWO 3.65m x 2.8m (max)

With window to the rear elevation, radiator, built-in wardrobe, & fitted carpet. Some furniture included.

BEDROOM THREE 2.7m x 2.55m

With window to the rear elevation, radiator, built-in wardrobe, built-in cupboard, and fitted carpet. Some furniture included.

SHOWER ROOM 2.55m x 1.5m

Fitted with a white suite comprising WC & wash basin, shower enclosure with electric shower, radiator, partially tiled walls, wood effect flooring, and window to the rear elevation.

ATTIC 7.15m x 3.35m

Fully floored & sheeted, with 2 Velux style windows to the rear elevation, lighting, and Ramsay style ladder. Potential to convert into further accommodation (subject to the relevant consents).

DETACHED GARAGE

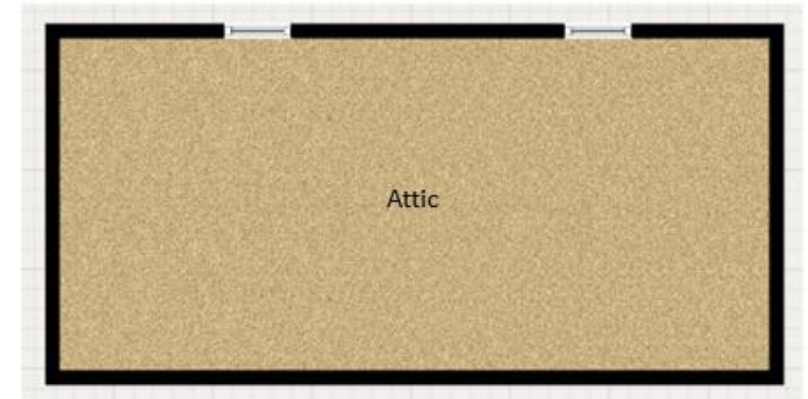
With power, lighting, and inspection pit. Needs attention.

GARDEN

The sizeable garden surrounds the property and is mainly laid to lawn with a variety of attractive shrubs/trees. There is a driveway to the front, patio area to the side, and a timber shed to the rear.



Driftwood, 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 E

EPC Rating: F33

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

Travelling through Oban town centre, at the Parish Church where Soroba Road meets Combie St, take the turning signposted towards Glencruitten Golf Course, then take a left onto Polvinister Road before reaching the Golf Course. Follow the road up the hill and veer to the left at the top. Driftwood 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.

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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