



8 Pulpit Rock

Lighthouse Buildings | Oban | PA34 4LZ

Guide Price £210,000

Fiuran
PROPERTY

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8 Pulpit Rock is a beautifully presented 3 Bedroom upper floor Flat with partial sea views, located within easy walking distance of Oban town centre. With its own garden grounds and private parking, it would make an ideal family home or investment property.

Special attention is drawn to the following:

Key Features

- Immaculate upper floor Flat with private entrance
- Located in sought after Lighthouse Buildings
- Partial sea views from Bedrooms
- Porch, Hallway, Kitchen/Diner, Lounge
- 3 double Bedrooms, Bathroom
- Large Loft, offering development potential
- Wall-mounted 'Rointe' electric heaters
- Double glazing throughout
- Some items of furniture available separately
- Attractive, enclosed rear garden with new paving
- 2 private, external Stores
- Private off-street parking for 2 vehicles
- No chain



8 Pulpit Rock is a beautifully presented 3 Bedroom upper floor Flat with partial sea views, located within easy walking distance of Oban town centre. With its own garden grounds and private parking, it would make an ideal family home or investment property.

The accommodation comprises entrance Porch, Hallway, modern fitted Kitchen/Diner, bright Lounge, 3 double Bedrooms, and a contemporary Bathroom. There is also a large Loft space offering development potential.

In addition to its sought-after location, the property benefits from an effective electric heating system by way of wall-mounted Rointe heaters. There is double glazing throughout and excellent storage.

The well maintained & enclosed rear garden with newly laid patio enjoys a sunny aspect. There are 2 private Stores within the grounds, and a driveway providing off-street parking for 2 vehicles.

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

APPROACH

Via private parking to the side of the property, and up a set of stairs leading to the private entrance Porch.

PORCH

With window to the side elevation, and steps leading to an oak/glazed door into the Hallway.

HALLWAY

With wall-mounted electric Rointe heater, built-in cupboard, fitted carpet, access to the Loft, and doors leading to the Lounge, all Bedrooms and the Shower Room.

LOUNGE 3.9m x 3.65m

With windows to the rear elevation, wall-mounted Rointe heater, shelved recess, fitted carpet, and door leading to the Kitchen.

KITCHEN/DINER 4.05m x 3.4m (max)

Fitted with a range of floor and wall-mounted units, complementary worktops, sink & drainer, built-in electric oven, ceramic hob, cooker hood, wall-mounted electric Rointe heater, wood effect flooring, and windows to the rear elevation. Fridge/freezer available separately.



BEDROOM ONE 3.6m x 3m

With windows to the front & side elevations, built-in wardrobe, wall-mounted Rointe heater, and fitted carpet.

BEDROOM TWO 3.6m x 2.5m

With window to the front elevation, built-in wardrobe, wall-mounted Rointe heater, and fitted carpet.

BEDROOM THREE 3.6m x 2.65m

With window to the front elevation, built-in wardrobe, wall-mounted Rointe heater, and fitted carpet.

BATHROOM 2.55m x 1.5m

Fitted with a modern white suite comprising P-shaped bath with electric shower over, WC & wash basin vanity unit, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, tile effect flooring, and window to the rear elevation.

LOFT 9.4m x 5.75m

The large Loft is partially floored, with lighting and Ramsay style ladder. The space offers potential to convert into further accommodation, which has been done by neighbouring properties (subject to the relevant consents).

GARDEN

There is a well maintained and enclosed garden to the rear of the property, mainly laid to grass, with an array of attractive shrubs and newly laid patio area. There are 2 private Stores within the grounds, and private parking for 2 vehicles to the side of the property.



8 Pulpit Rock, 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.

Council Tax: Band C

EPC Rating: E48

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

From Argyll Square travel along Albany Street and follow the road around and up Crannaig-A-Mhinister. Continue up the hill and turn right onto Pulpit Rock. No.8 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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