



## 8A Dalintart Drive

Oban | Argyll | PA34 4EE

Guide Price £195,000

**Fiuran**  
PROPERTY



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8A Dalintart Drive is a modern ground floor Flat with 3 Bedrooms in the popular Glencruitten area of Oban. With private parking and large garden, it would make an ideal family home or investment property.

Special attention is drawn to the following:

### Key Features

- Beautifully presented 3 Bedroom ground floor Flat
- Hallway, modern fitted Kitchen, Lounge/Diner
- 3 double Bedrooms, contemporary Bathroom
- Fully renovated within recent years
- Double glazing & oil central heating
- Exterior improvement works
- Ample storage including wardrobe in Master Bedroom
- Patio doors from Lounge to decking at front
- White goods, window coverings & flooring included
- Private off-street parking & garden shed to rear
- Large enclosed garden with decking to front
- Convenient to town and local amenities



8A Dalintart Drive is a modern ground floor Flat with 3 Bedrooms in the popular Glencruitten area of Oban. With private parking and large garden, it would make an ideal family home or investment property.

The accommodation comprises entrance Porch with large storage cupboard, Hallway with further storage cupboards, modern fitted Kitchen with a range of appliances, spacious Lounge/Diner with glazed patio doors leading to raised decking, 3 double Bedrooms, and contemporary Bathroom.

Fully renovated in recent years, this well-presented flat benefits from modern features/fittings, double glazing, and oil central heating. The exterior has been insulated and re-rendered, with newly fitted downpipes and windowsills.

There is an enclosed front garden with decking, and further garden ground with shed and private parking to the rear of the property.

The accommodation with approximate sizes is arranged as follows:

#### **APPROACH**

Via entrance door at the side of the property into the Porch.

#### **PORCH** 1.15m x 1.05m

With large storage cupboard, inset floor mat, and door leading to the Hallway.

#### **HALLWAY**

With radiator, wood effect flooring, 2 built-in storage cupboards (with space for tumble dryer), and doors leading to the Lounge/Diner, all Bedrooms, and the Bathroom.

#### **KITCHEN** 2.75m x 2.4m

Fitted with a range of modern gloss base & wall mounted units, wood effect work surfaces, sink & drainer, Respatex style splash-backs, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher, washing machine, American style fridge/freezer, ceiling downlights, tile effect flooring, window to the rear elevation, and door to the Lounge/Diner.





**LOUNGE/DINER** 4.65m x 3.5m

With radiator, ceiling downlights, recessed unit with built-in cupboard, wood effect flooring, and glazed French doors leading to the decking.

**BEDROOM ONE** 4.2m x 2.8m

With window to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

**BEDROOM TWO** 3.45m x 3.2m

With window to the front elevation, radiator, built-in shelved cupboard, and fitted carpet.

**BEDROOM THREE** 3.45m x 2.7m

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

**BATHROOM** 1.9m x 1.75m

With modern white suite comprising bath with mixer shower over, vanity WC & wash basin unit, chrome heated towel rail, ceiling downlights, partially tiled walls, Respatex style wall panelling, tile effect flooring, and window to the rear elevation.

**GARDEN**

The enclosed front garden is mainly laid to grass with an area of raised decking. The rear garden is mainly laid to stone chippings and provides private parking for 2 vehicles. There is also a garden shed housed in the rear garden.



## 8A Dalintart Drive, 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 B

**EPC Rating:** D68

**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, primary schools and a high school, churches, a general hospital, and many pubs, shops & restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From Argyll Square head along Soroba Road passing through the first set of traffic lights. At the second set of traffic lights, take a left onto Miller Road. Keep driving straight ahead, and take a right at the crossroads onto Knipoch Place. Take a right onto Dalintart Drive and number 8A is at the end, located in the block straight ahead. The private parking at the rear can be accessed off Glencruitten Court.

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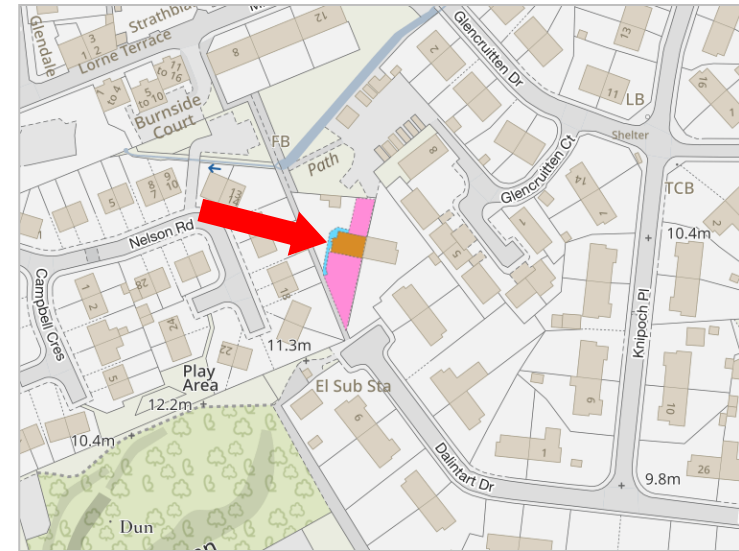
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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