



5 Tobar Oisinn Drive

Oban | Argyll | PA34 4DG

Guide Price £280,000

Fiuran
PROPERTY

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5 Tobar Oisinn Drive is a modern 3 Bedroom semi-detached House with a floored and sheeted Attic space, set in a large corner plot in the popular Creag Bhan area of Oban.

Special attention is drawn to the following:

Key Features

- 3 Bedroom semi-detached Home in walk-in condition
- Hallway, Lounge, Kitchen/Diner
- 3 double Bedrooms, En Suite, Shower Room, WC
- Fully floored & sheeted Attic with Velux style windows
- Built-in wardrobes in all Bedrooms
- Double glazing throughout
- Electric storage heating
- Window coverings & flooring included
- Enclosed corner garden with timber shed
- Double driveway providing private, off-road parking
- Quiet cul-de-sac with playpark nearby
- Convenient to town centre and amenities



5 Tobar Oisinn Drive is a modern 3 Bedroom semi-detached House with a floored and sheeted Attic space, set in a large corner plot in the popular Creag Bhan area of Oban.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor & under-stair cupboard, spacious Lounge with Bay window, modern fitted Kitchen/Diner with patio doors leading to the decking, and WC.

The first-floor accommodation offers 3 double Bedrooms (all with built-in wardrobes), Master En Suite, and a modern Shower Room. There is also a fully floored, carpeted & sheeted Attic with Velux style windows.

In addition to double glazing and electric storage heating, the property benefits from excellent storage. The property is conveniently situated for access to the primary school campus, Oban High School, and the hospital.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking area to the side of the property, and entrance at the front into the Hallway or at the rear into the Kitchen/Diner.

GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, under-stair cupboard, electric storage heater, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge, and WC.

KITCHEN/DINER 6m x 3.05m

Fitted with a range of modern gloss base & wall mounted units, under-cabinet lighting, complementary wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, induction hob, stainless steel cooker hood, space for a range of appliances, electric storage heater, wood effect flooring, window to the rear elevation, and glazed French doors leading to the decking.



LOUNGE 4.95m x 3.85m

With Bay window to the front elevation, 2 electric storage heaters, and wood effect flooring.

WC 1.9m x 1m

With WC, electric wall heater, space for washing machine & tumble dryer, vinyl flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With doors leading to all 3 Bedrooms & the Bathroom, electric storage heater, linen cupboard (housing the hot water cylinder), fitted carpet, access to the Attic, and window to the side elevation.

BEDROOM ONE 3.9m x 3.3m

With window to the front elevation, built-in mirrored wardrobe, electric wall heater, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE 1.9m x 1.55m

With window to the side elevation, shower enclosure with Respatex style wall panelling & mixer shower, WC, wash basin, ceiling downlights, and vinyl flooring.



BEDROOM TWO 3.65m x 3.1m (max)

With window to the rear elevation, electric wall heater, built-in wardrobe, and fitted carpet.

BEDROOM THREE 3.1m x 2.3m

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

SHOWER ROOM 2m x 1.9m

With white suite comprising vanity WC & counter-top wash basin, large shower enclosure with mixer rain shower, ceiling downlights, window to the front elevation, partially tiled walls, and vinyl flooring.

ATTIC 5.9m x 1.85m

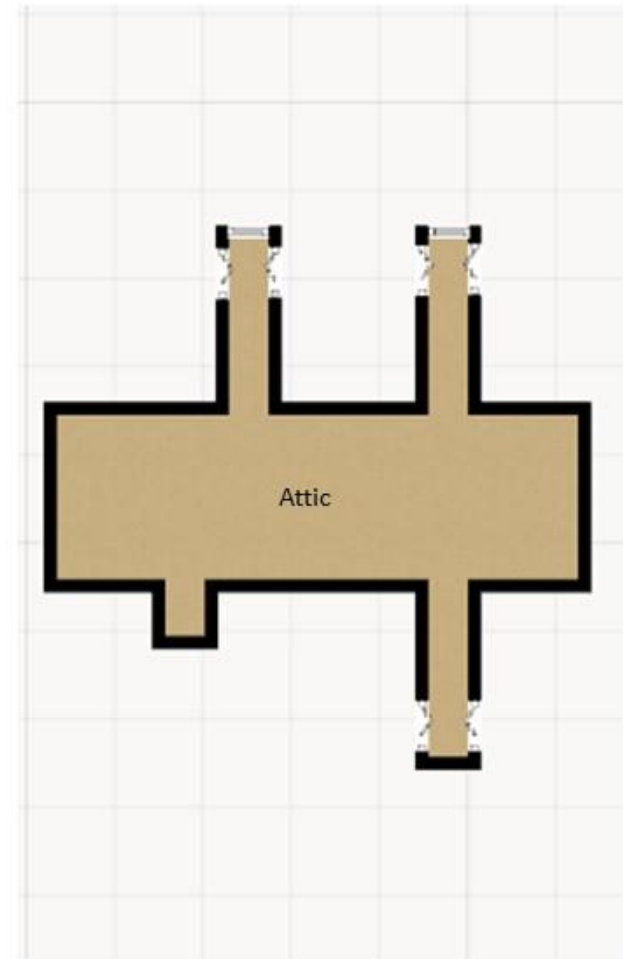
Fully floored & sheeted, with Velux style windows to the rear elevation, alcoves with access to eaves storage, power sockets, ceiling downlights, fitted carpet, and Ramsay style loft ladder.

GARDEN

There is a sizeable, enclosed garden, mainly laid to grass, with raised decking, drying green, and timber shed. There is a gravelled double driveway to the side offering private parking, and further garden ground to the front of the property.



5 Tobar Oisinn 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 & drainage

Council Tax: Band E

EPC Rating: C73

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 head along Soroba Road, on the A816 to Lochgilphead. At the roundabout, take a right onto Glengallan Road, and take a further right at the next roundabout. Pass Park Road on the right, then take the next right into Tobar Oisinn Drive. No.5 is at the end of the cul-de-sac on the right.

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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