



## Tigh na Creag, 34 Pulpit Drive

Oban | Argyll | PA34 4LE

Guide Price £250,000

**Fiuran**  
PROPERTY



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Situated in the sought-after Pulpit Hill area of Oban, Tigh na Creag is a charming semi-detached Bungalow offering 3 Bedrooms, a low-maintenance garden, and stunning sea views. This well-presented home enjoys an elevated position and combines comfort, convenience, and beautiful surroundings – ideal for a range of buyers.

Special attention is drawn to the following:-

## Key Features

- Attractive 3 Bedroom semi-detached Bungalow
- Elevated views of Oban Bay & islands beyond
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Bathroom, Loft
- Fully double glazed
- Electric storage heating
- Full contents/furniture included in sale
- Easily maintained front & side garden
- Timber garden shed & lean-to
- Driveway providing off-road parking
- Convenient to town centre and amenities
- No chain



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The accommodation comprises entrance Porch, Hallway with large cupboard and further cloak cupboard, fitted Kitchen with a range of white goods, bright Lounge/Diner with French doors leading to the garden, 3 Bedrooms (all with built-in wardrobes), and a family Bathroom. There's also a partially floored Loft space.

The property benefits from electric heating and double glazing throughout. The attractive garden is laid to paving & lawn, and houses a timber garden shed. A driveway to the rear provides off-road parking.

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

### **APPROACH**

Via driveway to the rear, and steps leading to the back door into the Kitchen, or around the front into the Porch.

### **PORCH**

With vinyl flooring, and glazed internal door leading to the Hallway.

### **HALLWAY**

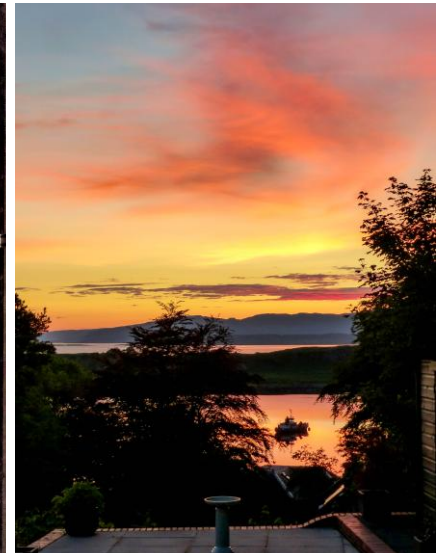
With electric storage heater, built-in cloak cupboard, large walk-in cupboard, fitted carpet, access to the Loft, and doors leading to all rooms.

### **KITCHEN** 3.8m x 3.35m (max)

Fitted with a range of wood effect base & wall mounted units, complimentary work surfaces, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, fridge, dishwasher, washing machine, built-in cupboard (housing the hot water cylinder) vinyl flooring, window to the rear elevation, and door leading to the Lounge/Diner.

### **LOUNGE/DINER** 6.15m x 3.55m (max)

With French doors to the front elevation, electric storage heater, wall-mounted electric fire, and fitted carpet.





**BEDROOM ONE** 3.55m x 3.5 (max)

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

**BEDROOM TWO** 3.55m x 2.05m

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

**BEDROOM THREE** 3.5m x 3.35m

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

**BATHROOM** 2.35m x 1.8m (max)

With white suite comprising bath with electric shower over, WC & wash basin vanity unit, chrome heated towel rail, partially tiled walls, vinyl flooring, and window to the rear elevation.

**GARDEN**

Externally, the low-maintenance garden features a mix of lawn and paved areas enjoying stunning sea views, complemented by some mature shrubs/trees. Additional benefits include a timber garden shed, a covered lean-to to the side, and a gravelled driveway offering convenient off-street parking.



## 34 Pulpit 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:** D55

**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 Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace, leading onto Glenmore Road. Drive to the top of Glenmore Road, then take a left onto Pulpit Drive. 34 Pulpit Drive is located within a cul-de-sac on the right off the main road.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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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