

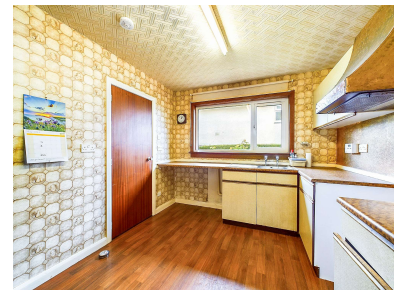


## 2 Bed Detached Bungalow

Offers Over: £240,000

Karmara, 67 Nant Drive, Oban, Argyll, PA34 4NL

Desirable family home in popular residential location within walking distance of Oban's town centre. This seldom available detached property offers one level living accommodation, wrap around enclosed gardens, conservatory and private driveway parking. Close to schools and hospital not to mention the towns superb transport networks, country walks, amenities and various attractions available to all. Comprising; Open plan lounge/diner, kitchen, two double bedrooms and a family bathroom. The property further benefits from double glazing, off peak electric heating, drying green, established well maintained gardens, timber shed, ample storage including loft space with ladder access. Highspeed broadband, 4G and digital television are available.



  
**ARGYLL**  
Estate Agents

#### Entrance/Hallway 4.67m x 1.33m

Timber entrance door with opaque glazed inserts and letter box. Carpeted hallway with ample space for hall furniture. Two large storage cupboards with shelving and hanging. Pendant lighting, socket points, smoke detector, off peak electric heater and wallpaper coverings.

#### Open plan Lounge/Diner 7.19m x 5.03m

Open plan welcoming room with glazed doors and large window views to front gardens and hills beyond. This space offers an open plan layout for plenty of lounge and dining furniture. French doors giving access to the south facing conservatory which streams in lots of natural light. Carpeted flooring, wallpaper coverings, two off peak heaters, pendant and feature wall lighting, TV point, socket points and smoke detector.

#### Conservatory 3.74m x 2.86m

Light and bright conservatory perfect for family entertainment or relaxation. Delivering lots of room for freestanding furniture. Double glazed with entrance door from garden or lounge/diner. Wall lighting, tile effect vinyl flooring and socket points.

#### Kitchen 3.41m x 2.85m

Accessed from the hallway or lounge/diner with window views to rear garden. Matching wall and base units, ample worktop space, stainless steel sink, copper effect backsplashes and extractor hood, socket points, smoke detector and strip lighting. Space and plumbing for white goods. Wallpaper coverings and wood effect vinyl flooring.

#### Bedroom one 3.36m x 3.01m

Sizeable double bedroom with two inbuilt wardrobes with hanging and shelving. Window views to front gardens and hillside scenes beyond. Carpeted flooring, wallpaper coverings, electric panel heater, pendant lighting and socket points. Ample room for freestanding furniture.

#### Bedroom two 3.40m x 3.36m

Good sized double bedroom with double in built wardrobe with hanging and shelving. Window views to rear gardens. Carpeted flooring, wallpaper coverings, electric panel heater, pendant lighting and socket points. Ample room for freestanding furniture.

#### Family bathroom 2.41m x 1.58

Traditional avocado 3 piece suite with Triton shower over bath, WHB with vanity storage above including mirrored cabinet and WC. Tiled splashbacks to all walls, vinyl flooring, WC and WHB with dual taps and inbuilt vanity storage below. Linoleum flooring, heated towel rail, wall mounted electric heater, toilet roll holder and wall mounted vanity shelf. Opaque window views to rear garden.

#### Outside

Wrap around private garden with hedged and brick wall borders, wrought iron entrance gates and slabbed pathways all around the property. Lawn areas to front and either side with numerous bordered plots with established annual flowering perennials including azalea's, cherry blossoms and rose bushes. Timber store to rear, outside tap, whirligig and outside lighting to entrance door. The property boasts a private monobloc driveway with ample space for two vehicles.

#### Location

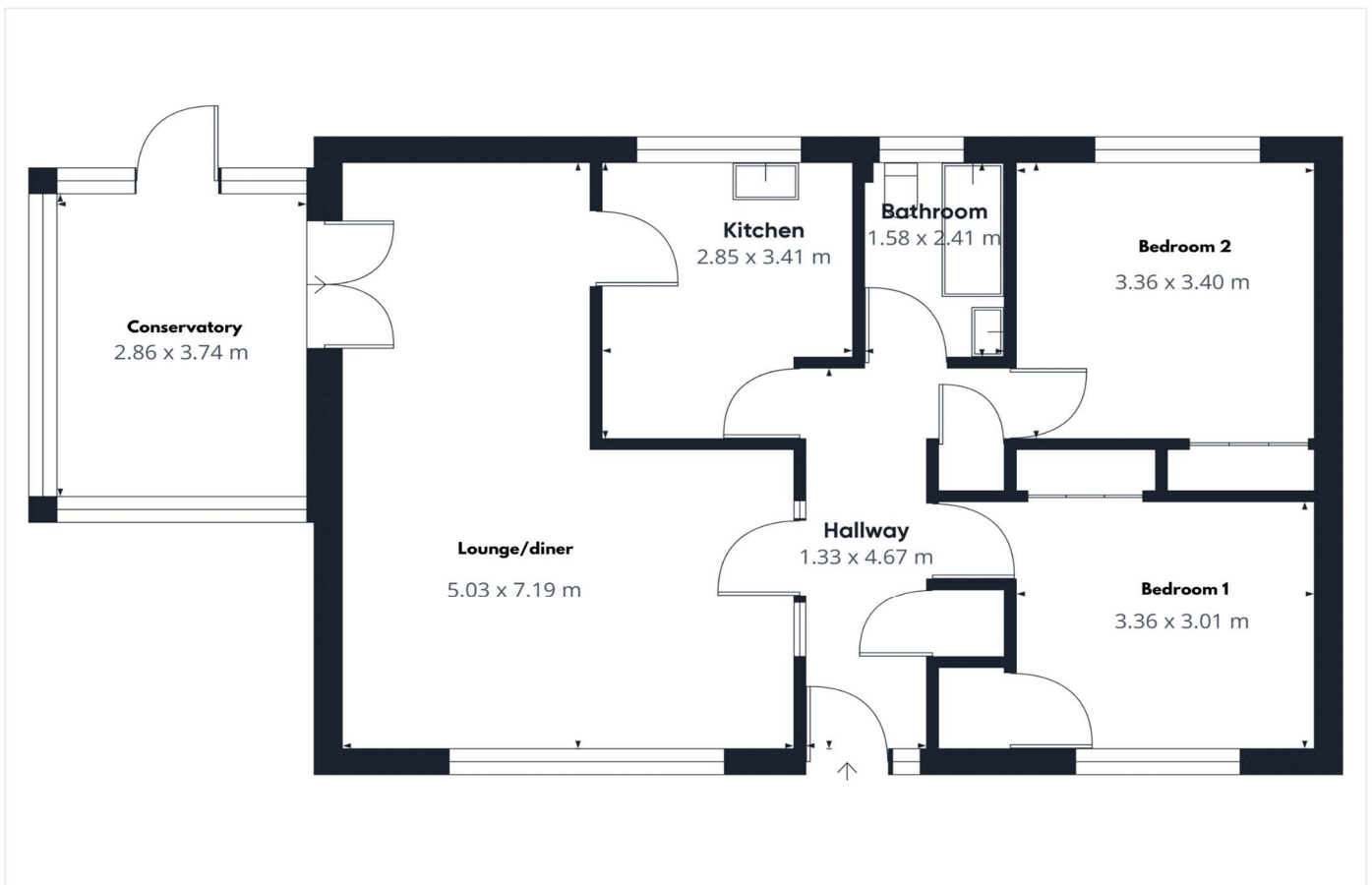
Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.

Lochgilphead office 01546 607045 or Oban office 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

### What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead  
We advertise in all major property websites more than any other Agent in Argyll  
You only pay our sales fee from the proceeds of your sale on the day of completion  
Valuable local knowledge with all the services offered by a city based agent  
Wide-angle photography as standard  
Instruction and support completing your Home Report  
Agreeing on your proactive marketing strategy  
The production of property particulars and floorplan  
Regular email alerts tailored to motivated buyers on our extensive mailing list  
Unique property matching service with buyers from around the UK and abroad  
Social media posts on Facebook, Twitter, Instagram and Youtube  
Erection of a standard for sale board at your property  
All postage, stationary and telephone charges  
Liaising with both Solicitors through to sale completion

### Marketing upgrades available on request

Highly rated professional photographers as used by the big brands  
Licensed aerial photography (subject to location and weather)  
Qualified accompanied viewings carried out  
HD walkthrough video tours  
Hard copy glossy brochures (minimum quantity 30 copies)  
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

**Lochgilphead Office:**  
20 Argyll Street, Lochgilphead  
Argyll PA31 8NE

**Office:** 01546 607045  
**Mobile:** 07771 541578  
**Email:** [mail@argyllestategents.com](mailto:mail@argyllestategents.com)



**Oban Office:**  
3 Combie Street, Oban  
Argyll PA34 4HN

**Office:** 01631 561130  
**Mobile:** 07771 541578  
**Email:** [mail@argyllestategents.com](mailto:mail@argyllestategents.com)

#### Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.



**ARGYLL**  
Estate Agents