

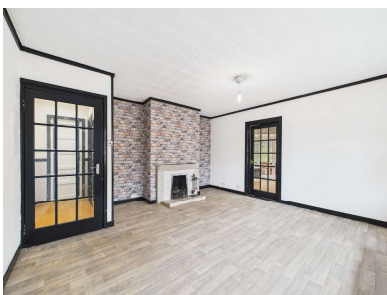


## 3 Bed Detached Bungalow

Guide Price: £220,000

Neidpath, Polvinister Road, Oban, Argyll, PA34 5TN

A rare opportunity has arisen with this family size home, set in the peaceful and desirable Polvinister area of Oban. Located within walking distance to the local amenities, various restaurants, bars, high street shops, hospital, schooling, train station and ferry port. Comprising; Lounge, conservatory, breakfasting kitchen, 3 double bedrooms, family bathroom and en suite. The property further benefits from oil central heating, open fire, double glazing, ample storage throughout including loft space, private gardens, good size timber workshop and driveway parking. The property requires a degree of upgrading with this taken into account by the surveyor's valuation and attractive marketing price for a good size family home in a desirable location of Oban. Highspeed broadband, 4G and digital television are available. EPC E47 - Council Tax band E.





#### Entrance Hallway 5.96m x 0.96m

Glazed UVPC door with letterbox, laminate flooring, spotlighting, central heating radiator, inbuilt storage cupboard, smoke detector, loft hatch access, phone and socket points.

#### Lounge 4.38m x 4.36m

Window views to front and access to conservatory. Vinyl flooring, open fire with tiled hearth, pendant lighting, smoke detector, tv point, socket points, central heating radiator and tile effect feature wallpaper to one wall.

#### Conservatory 3.94m x 3.31m

Light and bright with garden views and access. Laminate flooring, two central heating radiators, feature wall lighting and socket points.

#### Breakfasting Kitchen 4.47m x 3.03m

Kitchen has space for small table and chairs and access to gardens. Matching wall and base units, ample worktop space, stainless steel sink with mixer tap, space and plumbing for white goods, 4 zone electric hob, mid height electric oven/grill, tile effect splashbacks, smoke detector, spotlighting, tiled flooring and socket points.

#### Bathroom 1.94m x 1.85m

Three piece suite with electric shower over the bath, WHB and WC. Heather towel rail, opaque window to rear, tiled splashbacks, vinyl flooring and pendant lighting.

#### Bedroom One 3.78m x 2.97m

Good sized double bedroom with window view to the garden. Inbuilt storage cupboard, vinyl flooring, central heating radiator, pendant lighting and socket points.

#### Bedroom Two 3.98m x 2.95m

Good sized double bedroom with dual window views to front and side. Inbuilt storage cupboard, vinyl flooring, central heating radiator, pendant lighting and socket points.

#### Bedroom Three 4.36m x 2.25m

Good sized double bedroom with en suite facilities and window view to the front and side. Inbuilt storage cupboard, vinyl flooring, central heating radiator, pendant lighting and socket points.

#### En suite shower room 2.15m x 0.95m

Three piece suite with WHB, WC, shower enclosure, electric shower and glazed door. Vinyl flooring, tiling to walls, pendant lighting and extractor fan.

#### Outside Area

Gravel driveway with gated entrance, detached timber workshop/garage and refuse storage area. Boundaries fenced (in need of repair). Rear gardens have raised lawn area with stone wall to rear of property. Outside tap and slabbed pathways. The surroundings are peaceful and welcome an abundance of local wildlife.

#### Location

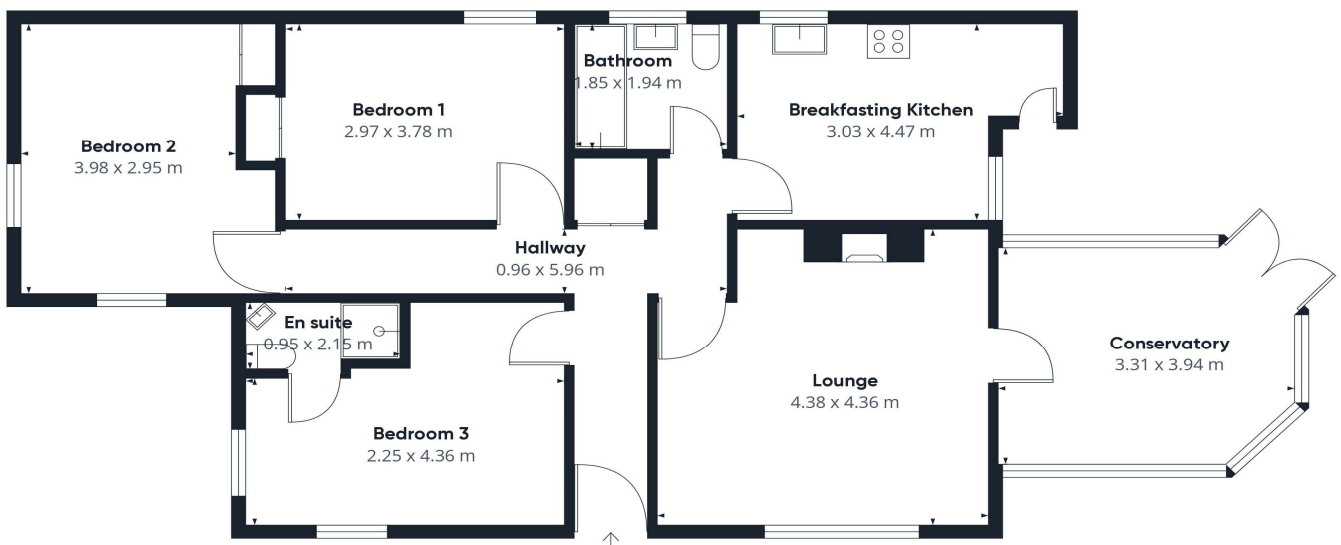
Polvinister Road is ideally located between the town centre and Glencruitten Golf Club. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and 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.

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#### Head Office:

20 Argyll Street, Lochgilphead  
Argyll PA31 8NE

**Lochgilphead area:** 01546 607045 / **Oban area:** 01631 561130

**Mobile:** 07771 541578 **Email:** [mail@argyllestateagents.com](mailto:mail@argyllestateagents.com)



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