



39B Glencruitten Drive

Oban | Argyll | PA34 4EJ

Guide Price £180,000

Fiuran
PROPERTY

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39B Glencruitten Drive is an immaculately presented 2 Bedroom upper floor Flat, conveniently situated within easy walking distance of Oban town centre. Benefiting from a substantial floored and lined Attic with windows, offering excellent storage and potential for a variety of uses, together with a private garden and detached shed/workshop, this attractive property provides spacious and versatile accommodation in a highly sought-after residential location.

Special attention is drawn to the following:

Key Features

- 2 Bedroom upper floor Flat in block of 4
- Beautifully presented throughout
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Large, floored & sheeted Attic with windows
- White goods, window coverings & flooring included
- Fully double glazed
- Gas central heating
- Private, enclosed rear garden
- Shed/workshop with power & lighting
- Within walking distance of town centre
- Free on-street parking
- No chain



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The accommodation comprises a private staircase leading to the welcoming Hallway, modern fitted Kitchen, bright and spacious Lounge/Diner, 2 Bedrooms (one benefiting from a built-in mirrored wardrobe), a contemporary Shower Room, and a substantial Attic, providing excellent storage and versatile additional space.

The property benefits from double glazing and gas central heating throughout. Enhanced energy efficiency is provided by both internal and external wall insulation, while replacement internal doors and ceiling spotlights throughout add to the home's modern appeal.

Externally, there is a private enclosed garden to the rear featuring a timber shed, ideal for storage, hobbies or DIY projects. Ample on-street parking is available to the front of the property. The local sports pitches are within a short walking distance, and further town amenities are close-by.

APPROACH

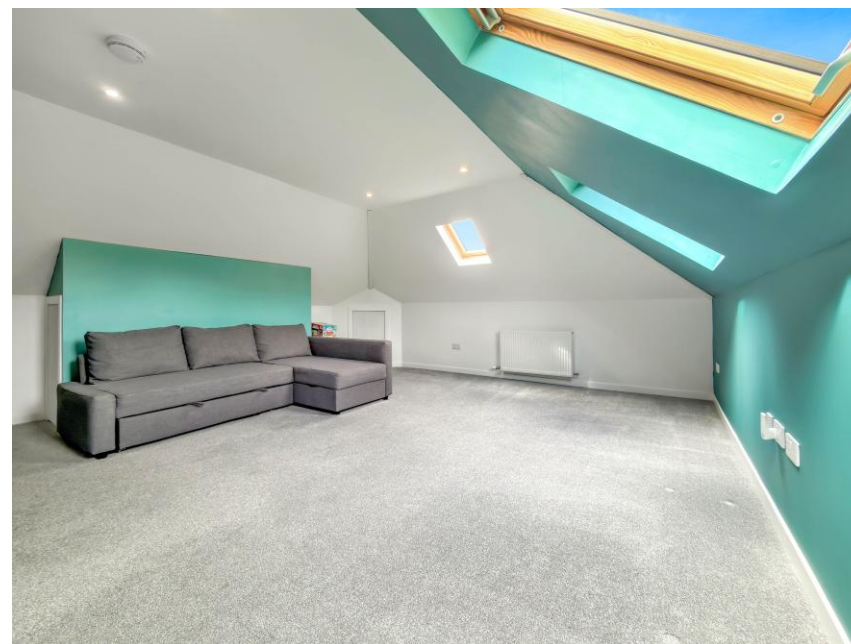
Via gated access at the front of the property & pathway leading to entrance door on the far right.

PORCH & HALLWAY

With stairs leading to the upper floor, window to the side, internal door leading to the Hallway, built-in cloak cupboard, radiator, fitted carpet, and doors leading to the Kitchen, Lounge/Diner, Bedroom One and the Shower Room.

KITCHEN 3.6m x 2.25m (max)

Fitted with a range of modern gloss base & wall mounted units, work surfaces with matching splash-backs, stainless steel sink & drainer, built-in electric oven & gas hob, gloss black cooker hood, integrated dishwasher, tall fridge/freezer, washing machine, wood effect flooring, and window to the front elevation.



LOUNGE/DINER 4.6m x 3.95m (max)

With window to the front elevation, 2 radiators, fitted carpet, and door leading to Bedroom Two. Large leather corner sofa available under separate negotiation.

BEDROOM ONE 3.9m x 3.6m (max)

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

BEDROOM TWO 3.9m x 2.75m (max)

With window to the rear elevation, radiator, fitted carpet, and access hatch to the Attic.

SHOWER ROOM 1.7m x 1.4m

With modern white suite comprising WC & wall-mounted wash basin, shower enclosure with mixer shower, chrome heated towel rail, Respatex style wall panelling, wood effect flooring, and window to the side elevation.

ATTIC 5.9m x 5.2m (max)

Fully floored & sheeted space accessed via a Ramsay style ladder, with 3 Velux style windows, radiator, and fitted carpet. Sofa available under separate negotiation.

GARDEN

The fully enclosed rear garden is designed for ease of maintenance, being predominantly laid to artificial lawn. A timber shed/workshop, benefiting from power and lighting, provides excellent storage and workspace potential. there is free on-street parking to the front of the property.



39B Glencruitten 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, gas, and drainage.

Council Tax: Band B

EPC Rating: C79

Gross Internal Floor Area: 67m²

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 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 left at the t-junction. Drive straight through the next t-junction, and no. 39B Glencruitten Drive is on the left.

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).

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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