



Glencairn, 49 Nant Drive

Oban | Argyll | PA34 4NL

Guide Price £265,000

Fiuran
PROPERTY

Glencairn, 49 Nant Drive

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Glencairn is an immaculately presented three Bedroom semi-detached Bungalow, peacefully situated within a sought-after residential area of Oban. Boasting a detached Garage, attractive enclosed garden, and well-proportioned accommodation throughout, this delightful home is ideally suited to a range of buyers, including families, retirees, or those seeking comfortable single-level living in a desirable location.

Special attention is drawn to the following:

Key Features

- Immaculate 3 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Vestibule, Hallway, Kitchen/Diner
- Lounge, 3 Bedrooms, Bathroom
- Excellent storage, including partially floored Loft
- Double glazing throughout
- Oil central heating
- White goods, blinds & flooring included in sale
- Some items of furniture available, if required
- Landscaped rear garden with timber shed
- Detached Garage with power & lighting
- Off-road private parking
- Convenient to local amenities



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The accommodation comprises a welcoming entrance Vestibule, spacious central Hallway, contemporary fitted Kitchen/Diner complete with a range of white goods, Dining Room, and a generous Lounge featuring an attractive electric fire, creating a warm and inviting focal point. There are two well-proportioned double Bedrooms, both benefiting from built-in wardrobes, together with a versatile third Bedroom offering direct access to the rear garden, making it equally suitable as a home office. A stylish modern Shower Room completes the accommodation. In addition, the property benefits from a partially floored Loft, providing useful additional storage.

Offered to the market with no onward chain, Glencairn further benefits from oil-fired central heating, double glazing, and excellent storage throughout.

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

APPROACH

Via private parking to the side of the property, and entrance at the side into the Vestibule.

VESTIBULE 1.3m x 1m

With UPVC entrance door, coat hooks, fitted carpet with inset door mat, and glazed internal door leading to the Hallway.

HALLWAY 2.9m x 2.9m

With radiator, fitted carpet, 2 built-in shelved cupboards (one housing the hot water cylinder), access to the Loft, and doors leading to all rooms.

KITCHEN/DINER 3m x 2.9m (max)

Fitted with a range of modern gloss base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, dishwasher, washing machine, integrated fridge & freezer, ceiling downlights, vinyl flooring, and window to the front elevation.

DINING ROOM 3.6m x 2.2m

With window to the front elevation, radiator, and fitted carpet.



LOUNGE 5m x 3.6m

With window to the front elevation, radiator, attractive fireplace with electric fire, and fitted carpet.

BEDROOM ONE 3.9m x 3.6m (max)

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

BEDROOM TWO 3.6m x 2.2m

With radiator, built-in shelved cupboard, fitted carpet, and glazed door leading to the rear garden. Single bed and chest of drawers available to be included, if required.

BEDROOM THREE 3.25 x 2.95m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet. Bedroom furniture available to be included, if required.

SHOWER ROOM 2.3m x 1.75m

With modern white suite comprising WC & wash basin vanity units, shower enclosure with mixer shower, radiator, ceiling downlights, Respatex style wall panelling, tiled flooring, and window to the side elevation.

GARAGE 6.05m x 3.05m

Housing the oil-fired boiler, with doors to the front elevation, 2 windows to the side elevation, power, and lighting.

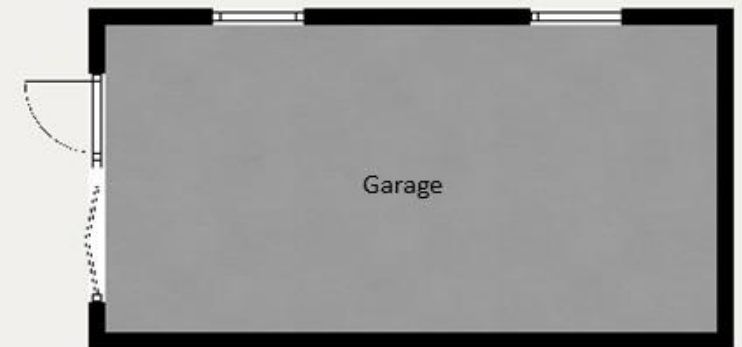
GARDEN

The attractive enclosed rear garden has been thoughtfully landscaped to provide a delightful outdoor space, featuring areas of lawn, stone chippings and paved areas, complemented by a variety of mature shrubs and trees. A drying green and timber garden shed add to the practicality, while a rear access gate leads directly to nearby woodland walks, perfect for enjoying the surrounding natural scenery. To the front, the garden is mainly laid to lawn, creating an attractive approach to the property.





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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. Oil tank.

Council Tax: Band E

EPC Rating: D67

Gross Internal Floor Area: 86m²

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. Take a left after Soroba House Hotel onto McCaig Road. Take a right onto Lonan Drive then a further right onto Nant Drive. Go straight through the roundabout, and Glencairn, 49 Nant 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 view the property in person and should they wish to pursue, 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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