



Glenoutter, 19 Pulpit Drive

Oban | Argyll | PA34 4LE

Guide Price £290,000

Fiuran
PROPERTY

Glenoutter, 19 Pulpit Drive

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Glenoutter, 19 Pulpit Drive is a beautifully presented and freshly decorated 3 Bedroom end-terrace Home occupying a generous corner plot in a sought-after neighbourhood. Offering spacious accommodation, excellent storage, a south-west facing garden, Garage/workshop, Lean-to, and off-road parking for 3 or more vehicles, it also enjoys direct access to countryside walks, while remaining close to the town centre and local amenities.

Special attention is drawn to the following:-

Key Features

- Attractive 3 Bedroom end-terrace Home in corner plot
- Beautifully presented & freshly decorated throughout
- Porch, Hallway, Kitchen/Diner, Lounge, Dining Room
- Lean-to/Carport, 3 double Bedrooms, Bathroom
- Partially floored Loft with ladder & power
- Electric heating throughout
- Fully double glazed
- Excellent storage (both internal & external)
- Blinds & flooring included in sale
- Easily maintained, SW facing garden
- Sun all afternoon & evening
- Garage/workshop & shed (with power & lighting)
- Driveway providing off-road parking for 3+ vehicles
- Convenient to town centre and amenities
- Lovely neighborhood with direct access to countryside & seafront
- Potential to develop/add extension (subject to relevant consents)



Beautifully presented and freshly decorated throughout, this attractive 3 Bedroom end-terrace Home occupies a generous corner plot within a popular and friendly neighbourhood. Ideally positioned close to the town centre, Oban's seafront, and a wide range of local amenities, the property also enjoys direct access to a backtrack and surrounding countryside, making it an excellent choice for families, professionals or those who enjoy spending time outdoors.

The bright and spacious accommodation comprises a welcoming Porch and Hallway, a comfortable Lounge, a well-appointed Kitchen/Diner, a separate Dining Room, a useful Lean-to/Carport, 3 generous double Bedrooms and a family Bathroom. Further benefits include electric heating, full double glazing, a partially floored Loft with ladder and power, and excellent storage both internally and externally. Blinds and flooring are included in the sale.

Externally, the easily maintained south-west facing garden provides an ideal space for relaxing or entertaining, enjoying sunshine throughout the afternoon and evening. A Garage/workshop and separate shed, both with power and lighting, offer excellent additional storage or workspace, while the private driveway provides off-road parking for 3 or more vehicles.

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

APPROACH

Via private parking to the front/side of the property, and entrance at the front into the Porch or at the side into the Kitchen via the Lean-to.

GROUND FLOOR: PORCH

With built-in cloak/storage cupboard, wood effect flooring, and glazed door leading to the Hallway.

HALLWAY

With staircase rising to the first floor, electric storage heater, coat hooks, and glazed doors leading to the Kitchen/Diner and Lounge.

KITCHEN/DINER 3.35m x 3.3m

Fitted with a range of wood effect base & wall mounted units, work surfaces, matching upstands, stainless steel sink & drainer, electric cooker, extractor hood, electric storage heater, storage alcove with worktop, wood effect flooring, 2 windows to the rear elevation, and external door leading to the Lean-to.

LOUNGE 4.25m x 3.75m

With 2 windows to the front elevation, electric storage heater, wood effect flooring, and glazed French doors leading to the Dining Room.



DINING ROOM 3.3m x 3.1m

With window to the rear elevation, electric storage heater, and wood effect flooring.

FIRST FLOOR: UPPER LANDING

With built-in cupboard (housing the hot water cylinder), further built-in cupboard (currently set up as a small office), fitted carpet, access to the Loft, window to the side elevation, and doors leading to all Bedrooms and the Bathroom.

BEDROOM ONE 4.2m x 3.2m (max)

With window to the front elevation, wall-mounted electric heater, freestanding mirrored wardrobe, and wood effect flooring.

BEDROOM TWO 3.2m x 2.95m

With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, and wood effect flooring.

BEDROOM THREE 3.2m x 3.1m (max)

With window to the front elevation, wall-mounted electric heater, built-in wardrobe, 2 freestanding storage units, and wood effect flooring.

BATHROOM 2m x 1.6m

With white suite comprising Jacuzzi bath with electric shower over, WC & wash basin, partially tiled walls, tiled flooring, and window to the rear elevation.



EXTERIOR: LEAN-TO/CARPORT 6m x 2.8m

With polycarbonate roof sheets, ceiling pulley, concrete floor, door leading to the Garage, and further door leading to the rear garden.

GARAGE 6m x 2.8m

With up-and-over garage door to the front elevation, polycarbonate roof sheets, work benches & shelving, power, lighting, and concrete floor.

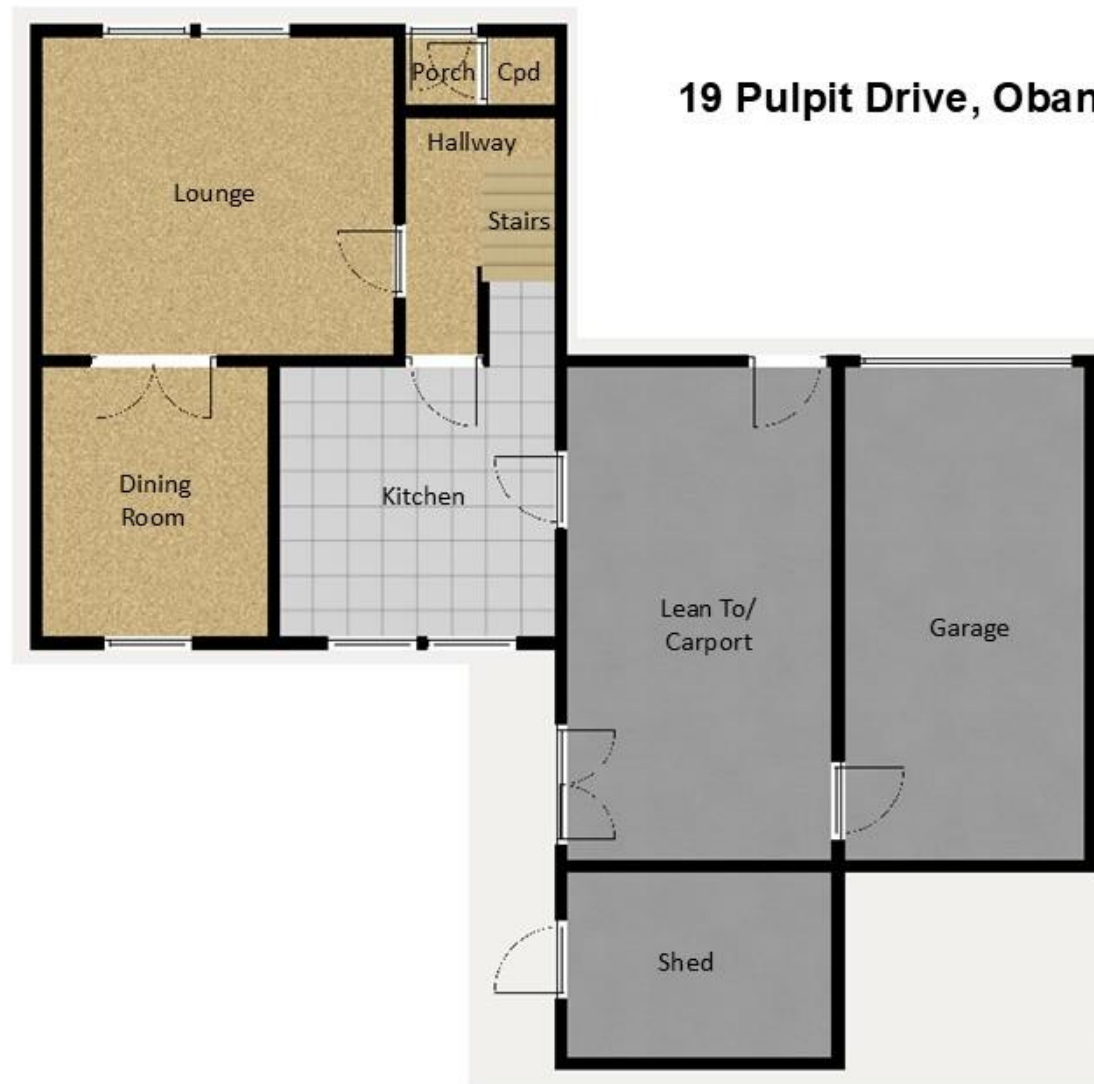
SHED 3m x 2.15m

With polycarbonate roof sheets, fitted shelving, power, lighting, TV connection point, and vinyl flooring.

GARDEN

The property enjoys gardens to the front, side and rear, providing an attractive and easily maintained outdoor setting. The enclosed south-west facing rear garden is mainly laid to lawn and paving, complemented by a variety of established planting and raised beds. Enjoying sunshine throughout the afternoon and evening, it provides an ideal space for relaxing or entertaining, further enhanced by outdoor lighting and convenient external power sockets. A gate offers direct access to a backtrack, leading to scenic countryside walks. To the front, the garden boundaries are formed by a combination of fencing and mature hedging. A tarmac driveway provides generous private off-road parking for several vehicles.





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: D59

Gross Internal Floor Area: 89m²

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. Drive all the way to the end, and no.19 is at the far end of the cul-de-sac, 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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