

# 26 Nant Drive

Oban | Argyll | PA34 4LA

Guide Price £220,000

Fiuran PROPERTY

# 26 Nant Drive

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26 Nant Drive is an immaculate 2 Bedroom semi-detached Bungalow in a quiet residential area of Oban, with excellent storage, modern interiors, enclosed rear garden and private parking. Convenient for local amenities and benefiting from a regular bus service.

Special attention is drawn to the following:

**Key Features**

- Immaculate 2 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Hallway, Kitchen/Diner, Lounge
- 2 double Bedrooms, Bathroom
- Partially floored Loft with lighting
- Excellent storage, including built-in wardrobes
- Double glazing throughout
- Effective electric heating
- Modern features, including ceiling downlights
- Replacement roof in 2024
- Easily maintained, enclosed rear garden
- Timber garden shed
- Off-road private parking
- Convenient to Oban Primary Campus



26 Nant Drive is a modern 2 Bedroom semi-detached Bungalow, situated in a quiet residential area of Oban, conveniently located for local amenities, Oban Primary Campus and a regular bus route. Beautifully presented throughout, the property offers comfortable, modern living and would make an ideal home for a variety of purchasers.

The accommodation comprises an entrance Hallway, spacious Lounge, well-appointed Kitchen/Diner, 2 double Bedrooms and a Bathroom. Both Bedrooms benefit from built-in wardrobes, with additional storage available throughout, including a Loft.

Further benefits include effective electric heating, double glazing throughout and modern features such as ceiling downlights. Flooring is included in the sale, and the property benefits from a replacement roof (completed in 2024).

Externally, the property enjoys an easily maintained, enclosed rear garden with a timber garden shed, providing a pleasant outdoor space. Private off-road parking adds to the convenience of this attractive, move-in-ready home.

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

**APPROACH**
Via parking to the side of the property, and entrance at the side into the Hallway, or at the rear into the Kitchen/Diner.

**HALLWAY**
With electric storage heater, 2 built-in cupboards (one housing the hot water cylinder), wooden flooring, access to the Loft, and doors to all rooms.

**KITCHEN/DINER** 3.4m x 2.55m (max)
Fitted with a range of modern gloss base & wall mounted units, work surfaces & breakfast bar, stainless steel sink & drainer, electric cooker (available to be included, if required), stainless steel cooker hood, ceiling downlights, wood effect flooring, window to the rear elevation, and external door leading to the rear garden. Space for a range of white goods.

**LOUNGE** 4.95m x 3.55m
With window to the front elevation, electric storage heater, and wooden flooring.





**BEDROOM ONE** 3.55m x 3.5m (max)
With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, built-in cupboard, and fitted carpet.

**BEDROOM TWO** 3.6m x 2.95m (max)
With window to the front elevation, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

**SHOWER ROOM** 1.9m x 1.6m
With modern white suite comprising bath with mixer shower over, WC & wash basin vanity unit, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, wood effect flooring, and window to the side.

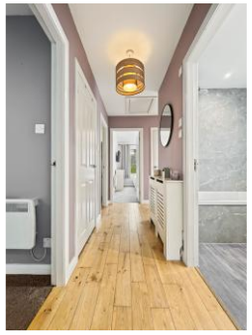
**LOFT**
Partially floored storage space with lighting.

**GARDEN**
The property benefits from attractive, low-maintenance garden grounds, featuring a generous paved patio area bordered by decorative stone chippings. Fully enclosed by timber fencing, the garden enjoys a pleasant outlook towards mature trees and surrounding woodland, providing a peaceful setting for outdoor seating and entertaining. A timber garden shed offers useful additional storage. To the front and side, further garden areas feature mature planting and stone chippings, with a spacious gravelled driveway providing ample off-street parking.











# 26 Nant 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 & drainage.

**Council Tax:** Band D

**EPC Rating:** D68

**Gross Internal Floor Area:** 63m2

**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. Pass Coe Gardens on the left, then 26 Nant Drive is on the right and can be identified by the For Sale sign in the window.

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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.




Fiuran PROPERTY

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## The town of Oban

