



23 Mossfield Drive

Oban | Argyll | PA34 4EN

Guide Price £230,000

Fiuran
PROPERTY

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23 Mossfield Drive is modern, fully renovated 2 Bedroom semi-detached House, offering move-in ready accommodation with private parking, enclosed garden, gas central heating, and excellent storage. Conveniently located for Oban town centre and amenities.

Special attention is drawn to the following:-

Key Features

- Beautifully presented semi-detached House
- Fully renovated throughout
- Hall, Lounge, Kitchen, Utility Room
- 2 double Bedrooms, Shower Room
- Good storage, including large Loft
- Double glazing throughout
- Gas central heating
- Modern features including ceiling downlights
- White goods, window coverings & flooring included
- Easily maintained, enclosed garden
- Timber shed
- Private parking for several vehicles to front
- Convenient to town centre and amenities



23 Mossfield Drive is a beautifully presented semi-detached House offering well laid out accommodation in a convenient location for Oban town centre and local amenities. Fully renovated to a high standard throughout, the property provides a comfortable and contemporary home with a range of modern features, including ceiling downlights, double glazing and gas central heating.

The accommodation comprises a welcoming Hall, bright Lounge, modern fitted Kitchen and useful Utility Room. There are two well-proportioned double Bedrooms and a Shower Room, providing practical accommodation for couples, small families or those seeking a conveniently located home. Good storage is available throughout, including a large Loft.

Externally, the property benefits from an easily maintained enclosed rear garden, providing a pleasant outdoor area for relaxation or entertaining. A timber garden shed provides useful storage for outdoor equipment. To the front, private parking is available for several vehicles, adding further convenience to this attractive and ready-to-move-into home.

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

APPROACH

Via private parking to the front of the property, and entrance at the front into the Hall, or at the rear into the Kitchen.

GROUND FLOOR: HALL

With wooden stairs rising to the first floor, radiator, wall-mounted shelving unit, vinyl flooring, and door leading to the Lounge.

LOUNGE 4.1m x 4.1m (max)

Open-plan to the Kitchen, with windows to the front elevation, radiator, built-in shelved units & media unit, built-in storage cupboard, and wood effect parquet flooring.

KITCHEN 4m x 2.3m

Fitted with a range of modern base & wall mounted units, work surfaces, sink & drainer, Respatex style splash-backs, built-in oven, built-in microwave, ceramic hob, extractor hood, integrated dishwasher, wine cooler, radiator, wood effect parquet flooring, window to the rear elevation, door leading to the Utility Room, and glazed French doors to the rear garden.



UTILITY ROOM 2.25m x 1.15m

With worktop, wall-mounted gas boiler, and wood effect flooring. Space for washing machine & tall fridge/freezer.

FIRST FLOOR: UPPER LANDING

With window to the side elevation, built-in cupboard, wood effect flooring, access to the Loft, and doors leading to both Bedrooms and the Shower Room.

BEDROOM ONE 4.05m x 3.05m

With windows to the front elevation, radiator, large wardrobe unit, and wood effect flooring.

BEDROOM TWO 3.6m x 2.7m (max)

With window to the rear elevation, radiator, fitted wardrobe units, and wood effect flooring.

SHOWER ROOM 2.45m x 1.4m

With modern white suite comprising WC & wall-mounted vanity wash basin, large shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, tiled flooring, and window to the rear elevation.

LOFT

Large storage space.

GARDEN

The enclosed rear garden is mainly laid to lawn and complemented by established hedging, providing a pleasant outdoor space. A timber garden shed is situated at the far end of the garden, offering useful storage. To the front, a private stone-chipped parking area provides off-road parking for several vehicles.



23 Mossfield 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, and drainage

Council Tax: Band C

EPC Rating: D66

Gross Internal Floor Area: 74m²

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. Take a left at the Parish church onto Glencruitten Road. Take the 2nd exit on the right onto Mossfield Drive. 23 is on the left and can be identified by the For Sale sign.

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.

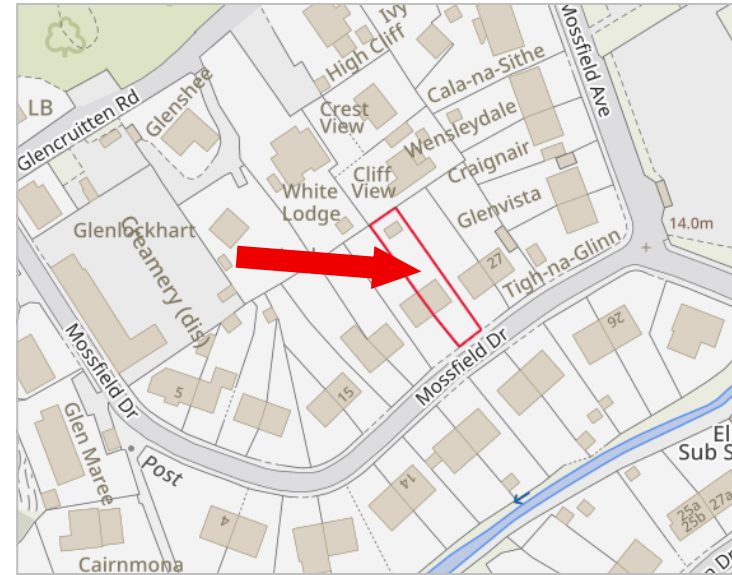
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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