



15 PULPIT ROCK | OBAN | PA34 4LZ

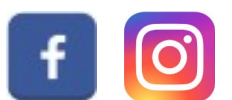
GUIDE PRICE: £215,000

Peacefully positioned in the desirable Pulpit Rock area of Oban, with stunning elevated views across the Sound of Kerrera, 15 Pulpit Rock is an attractive and deceptively spacious ground-floor apartment. Presented in very good order throughout, the property benefits from double glazing and electric heating, with accommodation comprising an entrance vestibule, generous entrance hallway, lounge/diner with useful storage cupboard/study off, kitchen with two pantry cupboards, rear vestibule, three double bedrooms and a family bathroom. Conveniently arranged over one level, the property also enjoys excellent external space, with gardens to both the front and rear. Ideally situated to take full advantage of Oban's extensive facilities and amenities, 15 Pulpit Rock would make a superb permanent family home or first-time purchase, while also offering excellent potential as an investment in the town's buoyant rental market.

Set amidst some of the most spectacular coastal scenery on Scotland's west coast, Oban is a vibrant harbour town offering an excellent range of commercial, cultural and leisure facilities. Its bustling centre is home to a wide variety of independent shops, businesses, restaurants, cafés and bars, while sporting and recreational facilities are available at Atlantis Leisure. Widely known as the 'Seafood Capital of Scotland', Oban is also celebrated as the Gateway to the Isles, with its busy harbour and ferry terminal providing connections to Mull and the Inner and Outer Hebrides. Excellent transport links, including rail services to Glasgow and air services from nearby Oban Airport, further enhance the town's appeal as an attractive and well-connected place to live.

- Attractive Ground Floor Apartment
- Desirable Elevated Town Location with Sea Views
- Lounge/Diner with Storage Cupboard/Study
- Kitchen with Two Pantry Cupboards
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing & Electric Heating
- Generous Garden Grounds with Garden Shed
- EPC Rating: E 46

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Accommodation

Entrance Vestibule 1.2m x 1.0m

With frosted glazed, UPVC front door. Door to entrance hallway.

Entrance Hallway 6.5m x 3.8m

L-shaped, with two built-in cupboards. Understair alcove. Doors to bedrooms, lounge/diner and bathroom.

Bedroom 4.4m x 3.6m

With triple window to views. Built-in shelved alcove.

Lounge/Diner 4.0m x 3.7m

L-shaped, with double window to rear. Frosted glazed panels to entrance hallway. Built-in cupboard housing hot water tank. Open to storage cupboard/study (1.6m x 1.0m - shelved with fitted desk and light). Open to kitchen.

Kitchen 4.8m x 2.5m

L-shaped, with two windows to rear. Fitted with wood trim kitchen units, offset with granite effect work surfaces. Beko cooker unit. Bosch slimline dishwasher. Hotpoint washing machine. Bush tumble dryer. Beko

fridge. One-and-a-half bowl cream coloured sink unit. Tiled splashback. Built-in drawer and shelving unit. Doors to two pantries and rear vestibule.

Pantry One 1.5m x 0.9m

With fitted shelving. Beko freezer. Light and power.

Pantry Two 1.0m x 0.9m

With fitted shelving.

Rear Vestibule 1.6m x 0.9m

With half glazed UPVC door to rear garden.

Bedroom 3.7m x 3.1m

With double window to views. Built-in shelved alcove.

Bathroom 2.7m x 1.6m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with Mira shower over. Fully tiled walls. Heated towel rail. Mosaic tiled flooring.

Bedroom 3.7m x 2.9m

Very slightly L-shaped, with two windows to side.



Title Plan

The property is indicated by the number 15 which is the ground floor apartment. The areas shaded pink indicate the title garden grounds. The blue shaded area denotes the access across the neighbouring property.

Garden

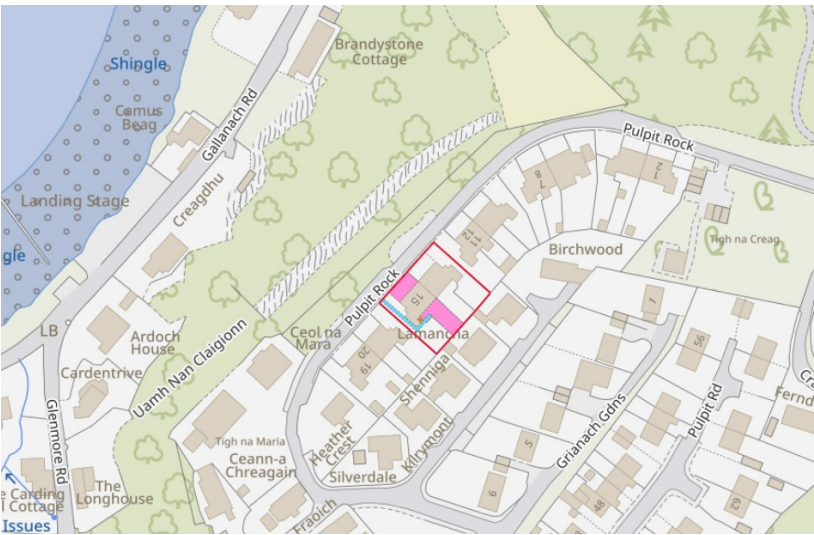
15 Pulpit Rock occupies generous garden grounds to both the front and rear. The property is approached by concrete steps and paving, offset with lawn and is fully enclosed. The rear garden, which is in need of some attention, is laid to gravel for ease of maintenance, offset with mature bushes, with a partially dilapidated decking area, garden shed and external store.

Travel Directions

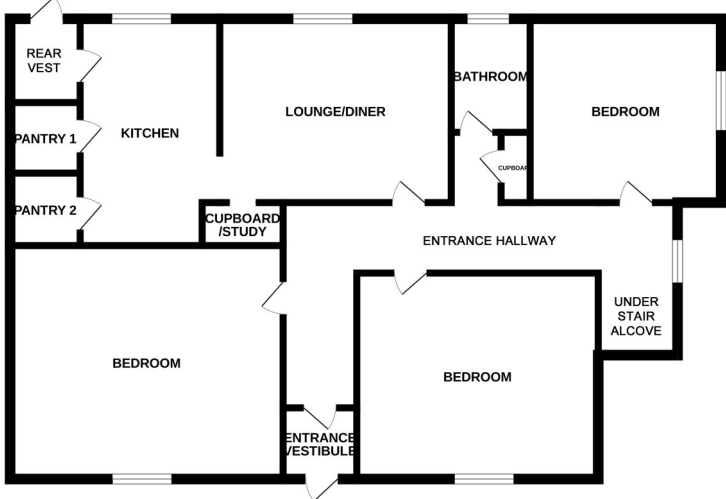
Approaching Oban from the north, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. Indicate right where signposted Gallanach, staying in the left hand lane. Proceed round turning left immediately on to Albany Street. Continue ahead, passing the police station and when the road splits, follow the left hand road for the ferry. Continue straight ahead at the junction (do not bear right for the ferry), and bear right signposted Crannag A' Mhinisteir. Proceed up the hill, for less than half a mile, and turn right where signposted Pulpit Rock. Continue ahead and round the bend to the left, and Number 15 is located around the middle of the road on the left hand side.

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Title Plan



Floor Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.