



Lochdene, 42 Pulpit Drive

Oban | Argyll | PA34 4LE

Offers Over £299,950

Fiuran
PROPERTY

Lochdene, 42 Pulpit Drive

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Lochdene, 42 Pulpit Drive is an immaculate and beautifully extended 3 Bedroom end-terrace Home occupying a desirable corner plot, offering spacious family accommodation finished to an exceptional standard. Featuring a stunning landscaped garden with decking, private driveway for several vehicles, excellent storage, En Suite, and a convenient location close to the town centre, amenities and scenic walks.

Special attention is drawn to the following:-

Key Features

- Immaculate 3 Bedroom end-terrace Home in corner plot
- Beautifully extended & presented to an outstanding standard
- Hallway, Kitchen/Diner, Lounge, Dining Room, Utility Room
- 3 double Bedrooms, En Suite, family Bathroom, WC
- Partially floored Loft with power & lighting
- Modern electric heating & fireplace with electric fire
- Double glazing throughout
- Excellent storage including built-in wardrobes
- Window coverings, flooring & white goods included
- Glazed French doors leading to decking at rear
- Pristine & lovingly maintained garden
- Maintenance free shed & bin store
- Driveway providing off-road parking for several vehicles
- Convenient to town centre and amenities
- Lovely neighborhood with walks on doorstep



This impressive and beautifully extended 3 Bedroom family Home offers exceptionally spacious accommodation, presented to an outstanding standard throughout. The property features 3 generous double Bedrooms, including a superb master bedroom with en suite facilities, alongside stylish living areas and a dedicated dining space. Externally, the home boasts a large garden, providing a wonderful setting for relaxing, entertaining and family life. Finished with high-quality décor & attention to detail throughout, this is a truly move-in-ready home that must be viewed to be fully appreciated.

The well-designed accommodation also includes a welcoming Hallway, a contemporary Kitchen/Diner, practical Utility Room, family Bathroom and separate WC, offering an excellent layout for everyday living. Modern electric heating, double glazing and a feature electric fireplace ensure year-round comfort, while excellent storage, including built-in wardrobes and a partially floored Loft with power and lighting, adds further practicality.

French doors open from the living space onto a delightful rear decking area, overlooking the immaculate, low-maintenance garden. A maintenance-free shed and separate bin store provide useful outdoor storage, while the private driveway offers off-road parking for several vehicles.

Conveniently situated close to the town centre and local amenities, the property also benefits from a peaceful neighbourhood with attractive walks right on the doorstep.

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 front into the Hallway or at the rear into the Utility Room.

GROUND FLOOR: HALLWAY

With carpeted staircase rising to the first floor, wall-mounted electric heater, ceiling downlights, and glazed oak doors leading to the Kitchen and Lounge.

KITCHEN 3.2m x 3.15m

Fitted with a range of walnut effect base & wall mounted units, including curved units, glazed unit & corner pull-out shelving unit, granite work surfaces & breakfast bar, matching upstands, inset sink & drainer, built-in electric oven, ceramic hob, cooker hood, integrated dishwasher, wine cooler, porthole style hatch to the dining area, ceiling downlights, plinth lights, Karndean tile-effect flooring, 2 windows to the rear elevation, and opening leading to the Utility Room.



UTILITY ROOM 3.35m x 2.25m

Fitted with modern base & wall-mounted units, including pull-out larder unit, granite work top, matching upstand, inset sink, integrated fridge/freezer, space for washing machine, wall-mounted electric heater, ceiling downlights, Karndean tile-effect flooring, 2 windows to the side elevation, door leading to the WC, and external door leading to the rear garden.

WC 1.5m x 0.7m

With window to the rear elevation, WC, and vinyl flooring.

LOUNGE 4.1m x 3.7m

With 2 windows to the front elevation, wall-mounted electric heater, Portuguese granite fireplace with electric fire, fitted carpet, and opening to the Dining Room.

DINING ROOM 3.15m x 2.7m

With wall-mounted electric heater, fitted carpet, and glazed French doors leading to the rear decking.

FIRST FLOOR: UPPER LANDING

With 3 built-in shelved cupboards (one housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to Bedroom One, Bedroom Two, Bedroom Three and the Bathroom.

BEDROOM ONE 3.95m x 2.85m (max)

With window to the rear elevation, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite Shower Room.



SHOWER ROOM 1.9m x 1.5m

With modern white suite comprising WC & vanity wash basin, tiled shower enclosure with electric shower, chrome heated towel rail, ceiling downlights, tiled flooring, and window to the rear elevation.

BEDROOM TWO 4.05m x 2.85m (max)

With window to the front elevation, and fitted carpet.

BEDROOM THREE 3.1m x 3.05m (max)

With window to the front elevation, built-in wardrobe, and fitted carpet.

BATHROOM 2.35m x 1.9m (max)

With white suite comprising freestanding bath, WC & wash basin, feature mirror with LED lighting, partially tiled walls, ceiling downlights, tiled flooring, and window to the rear elevation.

GARDEN

The property enjoys beautifully landscaped and lovingly maintained garden grounds to the front, side and rear, thoughtfully designed with a variety of colourful flowers, attractive shrubs and established planting. The gardens combine areas of lawn, decorative stone chippings, paved pathways and well-stocked borders, complemented by sections of mature hedging for added privacy. A spacious decked seating area to the rear and a further decked area in the upper garden provide ideal spots for outdoor dining and relaxation, while a charming rockery with water feature creates an attractive focal point. Completing the exterior are a maintenance-free shed and bin store, together with a private driveway providing off-road parking for several vehicles.



42 Pulpit 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 E

EPC Rating: D56

Gross Internal Floor Area: 104m²

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. Take the second right, into a cul-de-sac. 42 Pulpit Drive is straight ahead, 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.

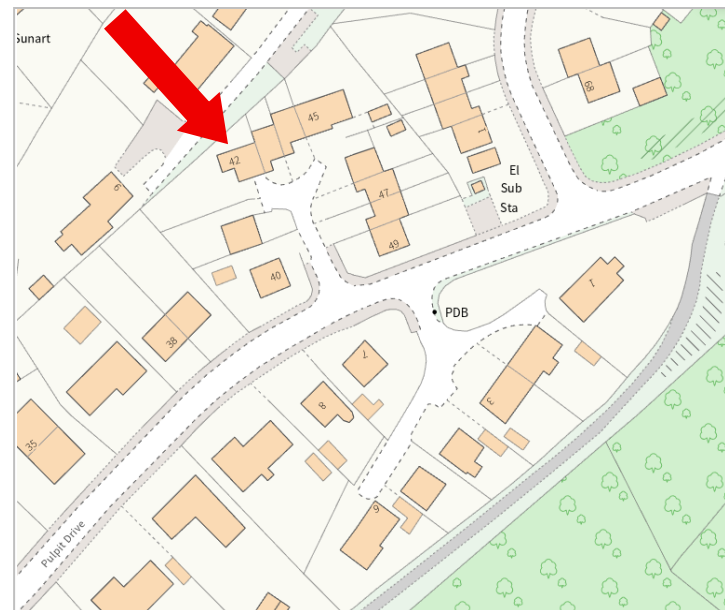
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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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