



36A Glencruitten Drive

Oban | Argyll | PA34 4EJ

Guide Price £180,000

Fiuran
PROPERTY

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36A Glencruitten Drive is a stunning, fully renovated 2 Bedroom ground floor Flat, finished to an exceptional standard with modern features, gas central heating and double glazing. Private front garden, communal rear garden and within walking distance of Oban town centre. No chain.

Special attention is drawn to the following:

Key Features

- Stunning ground floor Flat in block of 4
- Fully renovated to an exceptional standard
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Modern features, including ceiling downlights
- Fully double glazed
- Gas central heating
- Brand new white goods included in sale
- Blinds & flooring included
- Private front garden & communal rear garden
- Free on-street parking
- Within walking distance of town centre
- No chain



36A Glencruitten Drive is a beautifully presented ground floor Flat which has been fully renovated to an exceptional standard. Offering stylish, modern accommodation, the property is ideally suited to first-time buyers, couples or those seeking a comfortable home close to Oban town centre.

The accommodation comprises a welcoming Hallway, well-appointed Kitchen, spacious Lounge/Diner, two double Bedrooms and a contemporary Shower Room. Modern features include ceiling downlights, while gas central heating and full double glazing ensure year-round comfort.

The property is offered with white goods, blinds and flooring included, providing a convenient, move-in-ready home. With no onward chain and situated within walking distance of Oban town centre, further benefits include a private front garden and access to a communal rear garden, with free on-street parking available.

The accommodation with approximate sizes is arranged as follows:

APPROACH

The property is accessed via a gated entrance to the front, with a pathway leading to the entrance door, which is the second door on the right.

HALLWAY

With large under-stair storage cupboard (housing the gas boiler), further shelved storage cupboard, radiator, wood effect flooring, and oak doors leading to the Kitchen, Lounge/Diner, Bedroom One and the Shower Room.

KITCHEN 3.6m x 2.25m (max)

Fitted with a range of modern grey gloss base & wall mounted units, work surfaces, inset 1.5 bowl sink, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, washing machine & dishwasher, plinth heater, wood effect flooring, and window to the rear elevation.



LOUNGE/DINER 4.6m x 3.95m

With windows to the rear elevation, radiator, modern wall-mounted electric fire, 2 shelved recesses with feature lighting, wood effect flooring, and oak door leading to Bedroom Two.

BEDROOM ONE 3.95m x 3.65m (max)

With window to the front elevation, radiator, and wood effect flooring.

BEDROOM TWO 3.95m x 2.8m

Currently used as a Dining Room, with window to the front elevation, radiator, and wood effect flooring.

SHOWER ROOM 1.8m x 1.5m

With modern white suite comprising WC & wall-mounted wash basin, walk-in shower enclosure with electric rain shower, feature mirror with LED lighting, tiled walls, tiled flooring with underfloor heating, and window to the side elevation.

GARDEN

The property benefits from a private front garden, which is mainly laid to lawn and enclosed by fencing, with a gravelled area. The rear garden is communal and is laid mainly to lawn, with a drying green. A timber garden shed, which belongs to the property, provides useful storage. The garden enjoys a pleasant outlook towards the surrounding woodland and hills.



36A Glencruitten 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, gas, and drainage.

Council Tax: Band B

EPC Rating: C72

Gross Internal Floor Area: 65m²

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. At the second set of traffic lights, take a left onto Miller Road. Keep driving straight ahead and take a left at the t-junction. Drive straight through the next t-junction, and no. 36A Glencruitten Drive is on the right.

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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T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

