



*A CHARMING AND GENEROUSLY
PROPORTIONED END-TERRACED HOME*



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Innishail is a wonderfully welcoming home, combining generous accommodation with a warm, homely atmosphere and excellent versatility. From its attractive position on Pulpit Road, the property offers an appealing balance of practical family living and spaces that can readily adapt to the needs of its next owners.

A bright and inviting entrance provides a particularly pleasant first impression, with the main door opening into a welcoming porch before continuing through to the hallway. The accommodation immediately feels comfortable and well considered, with a natural flow between the principal living spaces.

The bright and spacious living room is an inviting place to relax, with large windows drawing in an abundance of natural light and creating an uplifting atmosphere. From here, the accommodation flows naturally through to the dining room, creating an excellent arrangement for both everyday family life and entertaining.







The dining room in turn leads through to the generously sized kitchen, which offers excellent practical space. With tiled flooring and large windows providing plenty of natural light, the kitchen is a bright and functional heart of the home.





A particularly appealing feature of the ground floor is the double bedroom, offering considerable flexibility. Equally suited to family living, guest accommodation, a home office or those seeking bedroom accommodation on one level, this is a valuable addition to the overall layout.

The ground floor is further enhanced by a shower room, while the accommodation extends into a truly versatile garden room/sunroom. Currently arranged as an informal entertaining space with a bar and table, this bright and enjoyable room could lend itself to a variety of uses – from a family room or home office to a hobby space, entertaining area or peaceful retreat overlooking the garden.





Upstairs, the welcoming character of the property continues, with three generously proportioned double bedrooms providing excellent private accommodation. Each room offers comfortable proportions and the flexibility to suit a range of furniture arrangements and lifestyles.





Bedroom 2





Bedroom 3

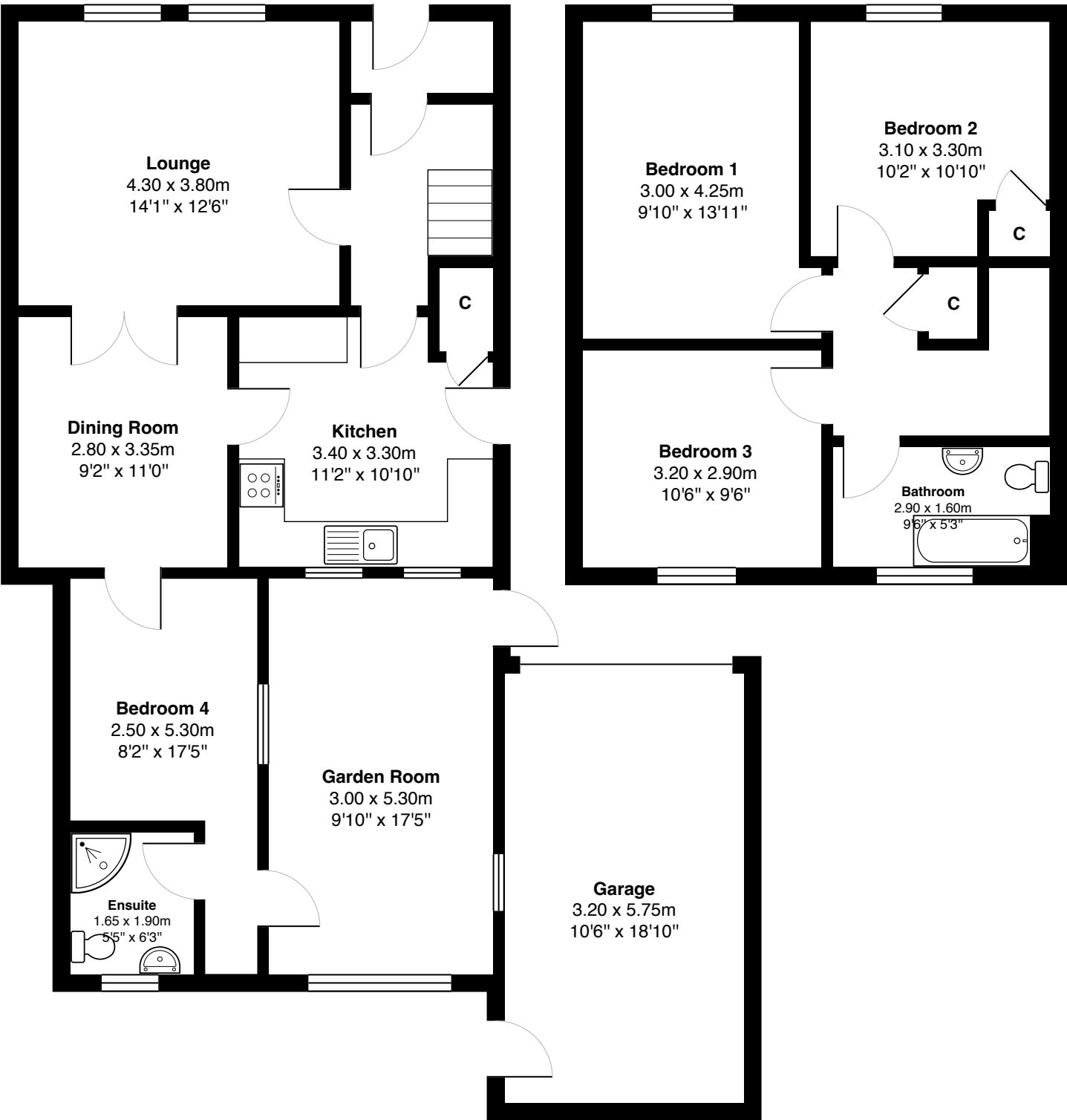




An impressive family bathroom completes the upper level. Generously sized and filled with natural light from a large window, the room is further enhanced by a heated towel rail, creating a comfortable and practical space for everyday use.



Externally, the property continues to impress. A private driveway provides parking for several vehicles, while the single garage offers valuable additional storage and secure parking.



Gross internal floor area (m²): 103m²

EPC Rating: C

Floor Plan



Oban is one of the west coast of Scotland's most celebrated coastal towns, beautifully positioned on the shores of the Firth of Lorn and widely regarded as the "Gateway to the Isles." Surrounded by spectacular scenery, the town combines a vibrant community atmosphere with outstanding access to the Highlands, islands and some of Argyll's most beautiful landscapes.

Pulpit Road is conveniently positioned for access to Oban's extensive range of amenities, with the town centre offering a broad selection of shops, supermarkets, cafés, restaurants, bars and local businesses. Oban is also renowned for its seafood and vibrant waterfront, providing an excellent choice of places to eat, socialise and enjoy the town's distinctive coastal atmosphere.

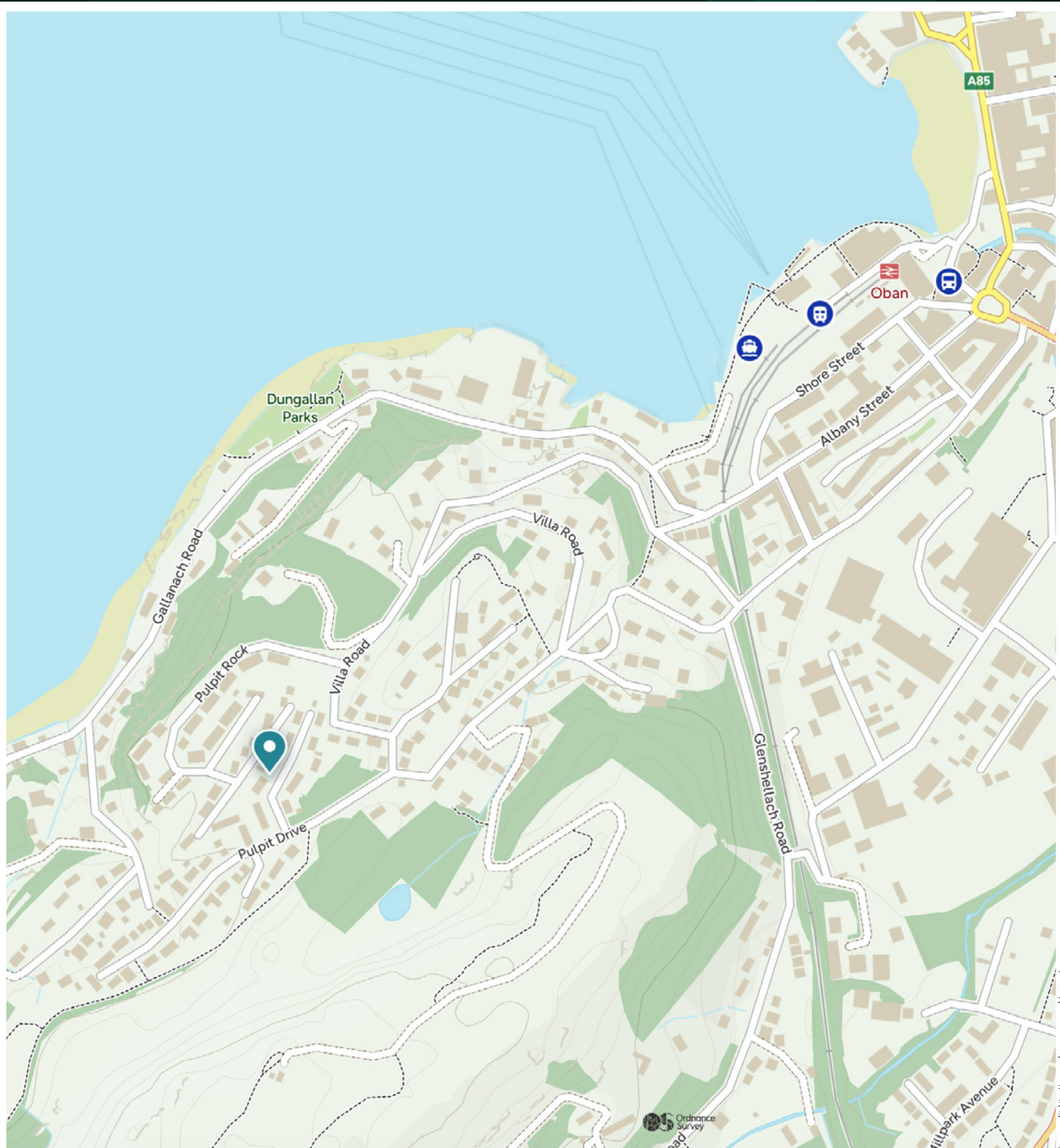
The surrounding area is particularly appealing for those who enjoy the outdoors. Beaches, woodland walks, coastal scenery and open countryside are all within easy reach, while the surrounding landscape provides countless opportunities for walking, cycling, sailing and exploring the spectacular scenery for which the west coast is renowned.



Oban's position also makes it an excellent base for exploring further afield. The town's railway station and ferry terminal provide important transport links to the surrounding mainland and the Inner Hebrides, while the A85 connects Oban with the wider Argyll and Highland road network.

With its exceptional coastal setting, strong local amenities and enviable access to some of Scotland's most spectacular scenery, Oban offers a lifestyle that is difficult to replicate, making it a highly desirable place to call home.

The Location



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Part
Exchange
Available



Text and description
ZARA GROSPELLIER
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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