



8A Mossfield Drive

Oban | Argyll | PA34 4EN

Guide Price £200,000

Fiuran
PROPERTY

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8A Mossfield Drive is an extended 2 Bedroom ground floor Flat with private front and rear entrances, spacious living accommodation including a Dining/Family Room and Utility Room, gas central heating and double glazing. Benefiting from an enclosed rear garden with decking, a powered shed/workshop, private parking, and a convenient location just a 10-minute walk from the town centre.

Special attention is drawn to the following:

Key Features

- Extended 2 Bedroom ground floor Flat
- Hallway, Kitchen, Utility Room, Lounge, Shower Room
- 2 double Bedrooms, Dining/Family Room
- Private front & back doors
- Double glazing throughout
- Gas central heating
- White goods, window coverings & flooring included
- New roof to extension
- All exterior walls stripped back & re-rendered
- Enclosed rear garden with decking
- Large shed/workshop with power & new roof
- Private parking to front
- 10-minute walk to town and local amenities
- No chain



This spacious and extended ground floor Flat enjoys the benefit of its own private front and rear entrances, offering a greater sense of privacy and convenience. Situated within a popular residential area, the property is just a 10-minute walk from the town centre and its excellent range of shops, cafés and local amenities, and is offered to the market with no onward chain.

The well-proportioned accommodation comprises a welcoming Hallway, bright Lounge, fitted Kitchen with adjoining Utility Room, versatile Dining/Family Room, two generous double Bedrooms, and a modern Shower Room. The property further benefits from gas central heating and double glazing throughout, while the white goods, window coverings and flooring are all included in the sale.

To the rear, the enclosed garden provides a private outdoor space with a decked seating area, ideal for relaxing or entertaining. A large shed/workshop with power offers excellent storage or workspace, while private parking to the front completes this appealing home.

APPROACH

Via gated access at the side of the property, and through a side entrance door into the Porch.

HALLWAY

With radiator, built-in shelved cupboard, fitted carpet, and doors leading to the Kitchen, Lounge, Bedroom One, and the Shower Room.

KITCHEN 3.5m x 2.25m (max)

Fitted with a range of gloss white base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, ceiling downlights, vinyl flooring, and opening to the Utility Room.

UTILITY ROOM 2.95m x 2m

Fitted with a range of gloss white base & wall mounted work surfaces, tiled splash-backs, tall fridge/freezer with water dispenser, chest freezer, washing machine, new tumble dryer, dishwasher, ceiling downlights, vinyl flooring, window to the side elevation, and external door leading to the rear garden.



LOUNGE 4.6m x 3.6m

With 2 radiators, fitted carpet, glazed sliding doors leading to the Dining/Family Room, and door leading to Bedroom Two.

DINING/FAMILY ROOM 4.85m x 3.25m

With windows to the rear elevation, tiled flooring with underfloor heating, and glazed door leading to the decking at the rear.

BEDROOM ONE 4m x 3.3m

With window to the front elevation, radiator, and newly fitted carpet.

BEDROOM TWO 4m x 2.75m

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

SHOWER ROOM 1.75m x 1.4m

Fitted with a white suite comprising WC & wash basin, double shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

SHED/WORKSHOP 3.75m x 2.45m & 2.45m x 1.4m

With doors to the side & front, power, and new roof.

GARDEN

The fully enclosed, low-maintenance rear garden provides an attractive outdoor space, mainly laid to lawn with a patio and raised decking, creating the perfect setting for al fresco dining, entertaining or simply relaxing. A drying green adds further practicality. To the front of the property, a private driveway laid to stone chippings provides convenient off-street parking.



8a Mossfield Drive, Oban



GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage.

Council Tax: Band C

EPC Rating: C70

Gross Internal Floor Area: 86m²

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, primary schools and a high school, churches, a general hospital, and many pubs, shops & 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. No. 8A is on the right 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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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

