



Scriadain, 78 Nant Drive

Oban | Argyll | PA34 4NL

Offers Over £225,000

Fiuran
PROPERTY

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78 Nant Drive is an immaculate 2 Bedroom semi-detached Bungalow in a quiet residential area, conveniently located on a good bus route and close to Oban Primary Campus. Offering spacious accommodation with excellent storage, replacement double glazing and roof, and enclosed low-maintenance garden, it would make a wonderful family/retirement home.

Special attention is drawn to the following:

Key Features

- Immaculate 2 Bedroom semi-detached Bungalow
- Quiet residential area on good bus route
- Hallway, Kitchen/Diner, Lounge
- 2 double Bedrooms, Shower Room, Loft
- Excellent storage, including built-in wardrobes
- Replacement double glazing throughout
- Effective electric heating
- White goods, window coverings & flooring included
- New roof & fascias
- Easily maintained, enclosed rear garden
- Off-road private parking
- Convenient to Oban Primary Campus



Located within a quiet and sought-after residential area of Oban, this immaculate 2 Bedroom semi-detached Bungalow offers beautifully presented accommodation, ideal for a wide range of purchasers. Situated on a regular bus route and close to Oban Primary Campus, the property enjoys a peaceful yet convenient location.

The bright and welcoming interior comprises an entrance Hallway, spacious Lounge, and a well-appointed Kitchen /Diner. There are two generous double Bedrooms, both benefiting from built-in wardrobes, together with a modern Shower Room. A useful Loft provides additional storage. Replacement double glazing and effective electric heating ensure comfort and efficiency.

Externally, the property enjoys an easily maintained, fully enclosed rear garden, ideal for relaxing or entertaining, along with private off-road parking. Further benefits include a recently replaced roof, while the sale also includes the white goods, window coverings and flooring, allowing the successful purchaser to move straight in and enjoy this superb home.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via parking to the side of the property, and entrance at the side into the Hallway, or at the rear into the Kitchen/Diner.

HALLWAY

With wall-mounted electric heater, 2 built-in cupboards (one housing the hot water cylinder), ceiling downlights, fitted carpet, access to the Loft, and doors to all rooms.

KITCHEN/DINER 3.4m x 2.55m (max)

Fitted with a range of wood effect base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric oven, built-in microwave, ceramic hob with stainless steel cooker hood over, integrated fridge/freezer, washing machine, wood effect flooring, window to the rear elevation, and external door leading to the rear garden.

LOUNGE 4.95m x 3.55m

With window to the front elevation, wall-mounted electric heater, attractive fireplace, and wood effect flooring.



BEDROOM ONE 3.55m x 3.5m (max)

With window to the rear elevation, wall-mounted electric heater, built-in wardrobe, built-in cupboard, and fitted carpet.

BEDROOM TWO 3.6m x 2.95m (max)

With window to the front elevation, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

SHOWER ROOM 1.9m x 1.6m

With white suite comprising WC & wash basin, walk-in shower enclosure with Respatex style wall panelling & electric shower, chrome heated towel rail, tiled walls & flooring, and window to the side.

LOFT

Partially floored, offering excellent storage.

GARDEN

The property benefits from a private, fully enclosed rear garden, laid with paving for ease of maintenance and complete with a rotary clothes airer. To the front, the garden is laid to stone chippings, with a chipped driveway to the side providing private off-road parking.



78 Nant 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 D

EPC Rating: E47

Gross Internal Floor Area: 63m²

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 on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Take a right onto Lonan Drive then a further right onto Nant Drive. Go straight through the roundabout, and no 78 Nant Drive is on the right with a For Sale sign in the window.

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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