



## 6B Mossfield Drive

Oban | Argyll | PA34 4EN

Guide Price £170,000

**Fiuran**  
PROPERTY

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6B Mossfield Drive is a stunning upper floor Flat with 2 double Bedrooms, located within walking distance of Oban town centre. With gas central heating & private garden, it would make an excellent first time buy or investment purchase.

Special attention is drawn to the following:

### Key Features

- Immaculate upper floor flat with 2 Bedrooms
- Fully renovated & beautifully presented
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Gas central heating
- Double glazing throughout
- Ample storage including Loft
- Blinds & fridge/freezer available separately
- New external insulation, render & guttering
- Easily maintained side & rear garden
- Free on-street parking
- Convenient to town centre and amenities
- Freshly decorated & in walk-in condition



6B Mossfield Drive is a stunning upper floor Flat with 2 double Bedrooms, located within walking distance of Oban town centre. With gas central heating & private garden, it would make an excellent first time buy or investment purchase.

The accommodation comprises entrance Porch with stairs rising to the Hallway, modern fitted Kitchen, spacious Lounge/Diner, 2 double Bedrooms, and a contemporary Shower Room.

In addition to double glazing, the property also benefits from excellent storage, including a large Loft space. There is a combi-boiler providing heating & hot water, and the property has been fully renovated in recent years.

The side & rear garden is a lovely addition, providing a private outdoor space. There is also ample free on-street parking.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

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

### **PORCH**

With carpeted stairs and glazed door at the top leading to the Hallway, and window to the side elevation.

### **HALLWAY**

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

### **KITCHEN** 3.65m x 2.3m (max)

Fitted with a range of modern gloss base & wall mounted units, complementary work surfaces, sink & drainer, built-in electric oven, gas hob, stainless steel cooker hood, integrated dishwasher, ceiling downlights, window to the rear elevation, and wood effect flooring.



**LOUNGE/DINER** 4.6m x 4m (max)

With window to the rear elevation, radiator, fitted carpet, and door leading to Bedroom Two.

**BEDROOM ONE** 4m x 3.25m (max)

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

**BEDROOM TWO** 4m x 2.8m (max)

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

**SHOWER ROOM** 1.85m x 1.4m

Fitted with a modern white suite comprising WC, vanity wash basin, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, tiled walls, tiled flooring, and window to the side elevation.

**GARDEN**

The easily maintained rear & side garden is partially laid to grass and partially laid to stone chippings, with a drying green and garden shed. There is free on-street parking to the front of the property.



## 6B Mossfield 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:** C78

**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. Take a left at the Parish church onto Glencruitten Road. Take the 2nd exit on the right onto Mossfield Drive. No. 6B is on the right and can be identified by the For Sale sign.

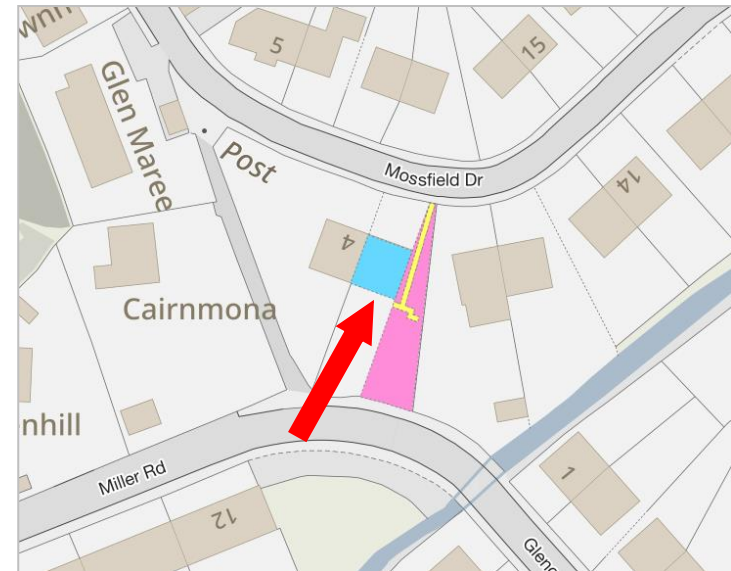
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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.



# Fiuran

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