



34B Glencruitten Drive

Oban | Argyll | PA34 4EJ

Guide Price £145,000

Fiuran
PROPERTY

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34B Glencruitten Drive is a lovely ground floor Flat with 2 double Bedrooms and private garden, located within walking distance of Oban town centre.

Special attention is drawn to the following:

Key Features

- 2 Bedroom ground floor Flat in block of 4
- Hallway, Kitchen, Lounge/Diner
- 2 double Bedrooms, Shower Room
- Good storage throughout
- Fully double glazed
- Gas central heating
- Private front & rear gardens
- Free on-street parking
- Within walking distance of town centre



34B Glencruitten Drive is a lovely ground floor Flat with 2 double Bedrooms and private garden, located within walking distance of Oban town centre.

The accommodation comprises entrance Hallway with 2 large storage cupboards, modern fitted Kitchen, spacious Lounge/Diner, 2 double Bedrooms and a contemporary Shower Room.

The well-presented property benefits from double glazing throughout, and gas central heating with a combi-boiler. Externally, there is an easily maintained front & rear garden, and free on-street parking.

The local sports pitches are within a short walking distance, and further town amenities are close-by.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via gated access at the front of the property, and a pathway leading to an entrance door on the left.

HALLWAY

With large under-stair storage cupboard, further shelved storage cupboard, radiator, wood effect flooring, and 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 base & wall mounted units, complimentary work surfaces, matching splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, wall-mounted boiler, vinyl flooring, space for a range of white goods, and window to the rear.

LOUNGE/DINER 4.6m x 3.95m

With window to the rear, radiator, shelved recess, wood effect flooring, and door leading to Bedroom Two.



BEDROOM ONE 3.95m x 3.65m (max)

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

BEDROOM TWO 3.95m x 2.8m

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

SHOWER ROOM 1.8m x 1.5m

With modern white suite comprising WC & vanity wash basin, walk-in shower enclosure with mixer shower, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

GARDEN

There is a private front garden, mainly laid to lawn with a paved patio area. There is also a garden/drying green to the rear, also laid to lawn with a paved patio, and with a pleasant outlook with open countryside views towards Glen 2. There is free on-street parking to the front of the property.



34B 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: C74

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. 34B Glencruitten Drive is on the right with the 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.

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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