



Tigh Na Bruaich, 4 Pulpit Drive

Oban | Argyll | PA34 4LE

Guide Price £299,950

Fiuran
PROPERTY

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Tigh Na Bruaich at 4 Pulpit Drive is an immaculately presented, 3 Bedroom detached House with Garage, in the popular Pulpit Hill area of Oban.

Special attention is drawn to the following:-

Key Features

- Stunning 3 Bedroom detached family Home
- Located in quiet cul-de-sac
- Views towards Kerrera & Mull
- Porch, Hallway, Kitchen/Diner, Lounge
- 3 Bedrooms, Bathroom, WC
- LPG central heating throughout
- Double glazing with replacement glass
- Modern features including ceiling downlights
- Excellent storage including built-in wardrobes
- Large, floored Loft with power, lighting & ladder
- Glazed sliding doors leading to decking at rear
- Easily maintained garden surrounding property
- Detached, single Garage with Utility area
- Driveway providing off-road parking
- Walking distance to town centre and amenities



Tigh Na Bruaich at 4 Pulpit Drive is an immaculately presented, 3 Bedroom detached House with Garage, in the popular Pulpit Hill area of Oban.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, modern fitted Kitchen/Diner with sliding doors leading to the rear garden, cosy Lounge with electric stove, and WC.

The first floor offers upper landing with access to the Loft, 3 double Bedrooms (2 with built-in wardrobes), and a contemporary Bathroom with bath & separate shower enclosure.

The property benefits from LPG central heating and double glazing throughout, as well as modern features and décor. The easily maintained rear garden benefits from a sunny aspect and is conveniently accessed from the Kitchen/Diner. The detached garage has power, lighting, and a Utility area with sink.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking area to the side of the property, and entrance doors at the side into the Porch or Kitchen.

GROUND FLOOR: PORCH

With inset doormat, and glazed door leading the Hallway.

HALLWAY

With carpeted stairs rising to the first floor, under-stairs storage cupboard, further storage cupboard, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge & WC.

KITCHEN/DINER 7m x 3.15m

Fitted with a range of modern base & wall mounted units, under cabinet lighting, complementary work surfaces, breakfast bar, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, window to the rear elevation, American style fridge/freezer (with plumbed in water/ice), space for washing machine, low hanging pendant lights in dining area, radiator, wood effect flooring, and glazed sliding doors leading to the rear decking.

LOUNGE 3.9m x 3.6m

With windows to the front elevation, fitted carpet, radiator, and electric stove.

WC 2.35m x 0.8m

With modern white suite comprising WC & wash basin, radiator, vinyl flooring, and window to the front elevation.



FIRST FLOOR: UPPER LANDING

With window to the side elevation, fitted carpet, access to the Loft, and doors leading to all 3 Bedrooms & Bathroom.

BEDROOM ONE 4.2m x 3.6m (max)

With window to the rear elevation, radiator, built-in wardrobes, and fitted carpet.

BEDROOM TWO 2.95m x 2.9m

With windows to the front elevation with elevated views, radiator, built-in wardrobe, built-in cupboard, and fitted carpet.

BEDROOM THREE 3.2m x 3.2m

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

BATHROOM 3.2m x 1.9m

With modern white suite comprising bath, WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, window to the front elevation, tiled walls, and vinyl flooring.

LOFT

Large, floored space, with lighting & ladder.

GARAGE 7m x 2.75m

With garage door to the front elevation, pedestrian door to the side, windows to both sides, power, lighting, and Utility area with sink.

GARDEN

There is a private, easily maintained rear garden with a pleasant outlook. Laid to grass & paving stones, there is also a decked area. There is further garden ground to the front, laid to grass with some shrubs/trees. The gravelled driveway to the side provides private parking.



4 Pulpit 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. LPG tank.

Council Tax: Band E

EPC Rating: E51

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 Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace, leading onto Glenmore Road. Drive to the top of Glenmore Road, then take a left onto Pulpit Drive. Take the first road on the left, and bear to the right. Tigh Na Bruaich, 4 Pulpit Drive is on the left and can be identified by the For Sale sign.

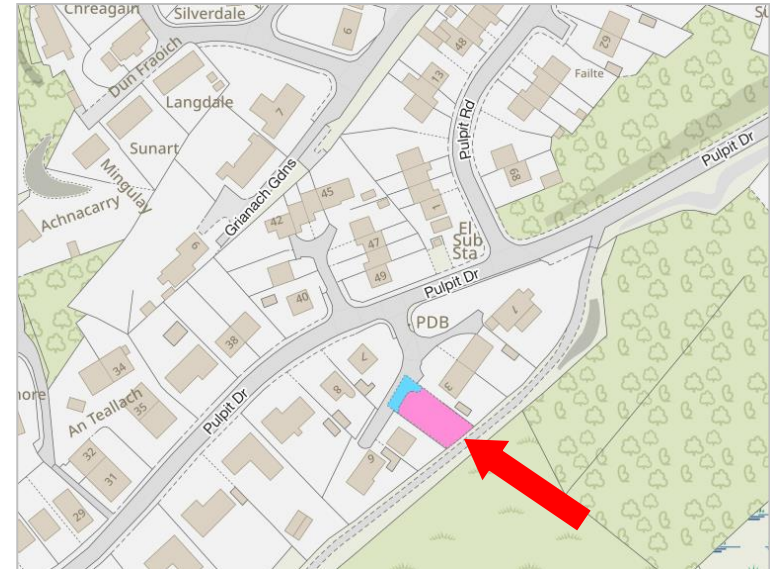
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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