

ANDERSON BANKS

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AUREOL, MAIN STREET, CONNEL ARGYLL PA37 1PA



- **Semi-detached property in popular village location**
- **Just 5 miles from the principal town of Oban**
- **Hall, Lounge, Kitchen, Conservatory, 3 Bedrooms & Bathroom**
- **Front garden, private drive, large rear garden, garden shed**
- **Fully double glazed, LPG central heating, EPC Rating E54**
- **Viewing recommended**

GUIDE PRICE £240,000

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Attractively presented, semi-detached property situated in the popular village of Connel, just five miles from the principal town of Oban.

The property is in a good state of maintenance throughout, yet it may benefit from some modernisation to suit personal preference. The sale represents an excellent opportunity to acquire an attractive, well located family home in a convenient village location.

Benefiting from a large lounge running the full width of the house, the property is bright and airy with an abundance of natural light complimented by neutral floor coverings. The property also has three bedrooms, kitchen, bathroom and good storage throughout. The property further benefits from the addition of a Conservatory, which overlooks the rear garden and adds to the appeal and versatility of the property. The property already benefits from full double glazing and LPG central heating.

There is an easily maintained garden to the front, gated private drive for several cars and a generously proportioned rear garden, with patio areas, lawn and garden shed.

The village of Connel has an active community and benefits from hotels, restaurants, church and doctor's surgery. The village is served by excellent transport links with regular bus and train services to Oban, Glasgow and the neighbouring villages. Connel train station is within easy walking distance of the property. Primary and pre-5 education is available in the nearby villages of Benderloch and Dunbeg, with secondary education available in Oban, just 5 miles distant.

Viewing is recommended.

THE ACCOMMODATION COMPRISES:

HALL (2.3m x 1.7m) Spacious hall with built-in cupboard, further under stair cupboard and storage area housing Worcester Bosch LPG boiler. Fitted carpet, overhead light, telephone point, radiator and central heating radiator. Double glazed external door and doors to lounge, bathroom and stairs to upper floor.

LOUNGE (6.1m x 3.2m) Spacious and inviting lounge with door from hall, windows to front and double doors to the rear facing conservatory. Neutral fitted carpet, two ceiling lights, telephone point, two radiators and smoke detector. Door to kitchen.

CONSERVATORY (3m x 2.5m) Accessed directly from the lounge, this is a versatile additional room which overlooks the rear garden and patio area. Windows to one side and sliding doors to the rear garden and patio area. Vinyl flooring and power points.

KITCHEN (2.6m x 2.1m) Double glazed external door to rear garden, window to side, range of wooden wall and floor units, laminate worktop, stainless steel sink and drainer, splashback tiling, Bosch washing machine, Candy Fridge/Freezer, Teba hob and oven, extractor fan and shelved pantry. Door to lounge.

BATHROOM (2.4m x 1.7m at longest & widest) Window to side, three-piece suite in white comprising P-shaped bath, W.C. and wash hand basin. Mira Sport electric shower over bath with splash screen, tiling, bathroom cabinet, wooden flooring, heated towel rail and overhead light.

From the hall, a carpeted staircase with balustrade leads to the upper floor:-

UPPER LANDING Window to side, hatch to loft, overhead light, smoke detector, doors to bedrooms.

BEDROOM 1 (5m x 2.6m) Spacious double bedroom with two windows to front, neutral carpet, radiator, overhead light and airing cupboard.

BEDROOM 2 (3.7m x 3.1m) Double bedroom with window to the rear, radiator, neutral carpet and overhead light.

BEDROOM 3 (2.8m x 2.5m at longest & widest) Window to rear, built in airing cupboard, radiator, fitted carpet and overhead light.

OUTSIDE Easily maintained garden laid out in chips and paved pathway to the front, paved gated private driveway for several cars. Generously proportioned rear garden with shrubs, trees, spacious lawn, two patio areas and garden shed. Outside lighting and tap. Fully fenced.

SERVICES Mains electricity and water. Drainage to shared septic tank.

COUNCIL TAX The property is currently listed in Band D.

ENTRY By mutual arrangement.

VIEWING By arrangement through the selling agents,

PRICE Guide Price **£240,000**

POSTCODE PA37 1PA

EPC RATING E54

HOME REPORT A copy of the Home Report will be made available to prospective purchasers on request.

WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

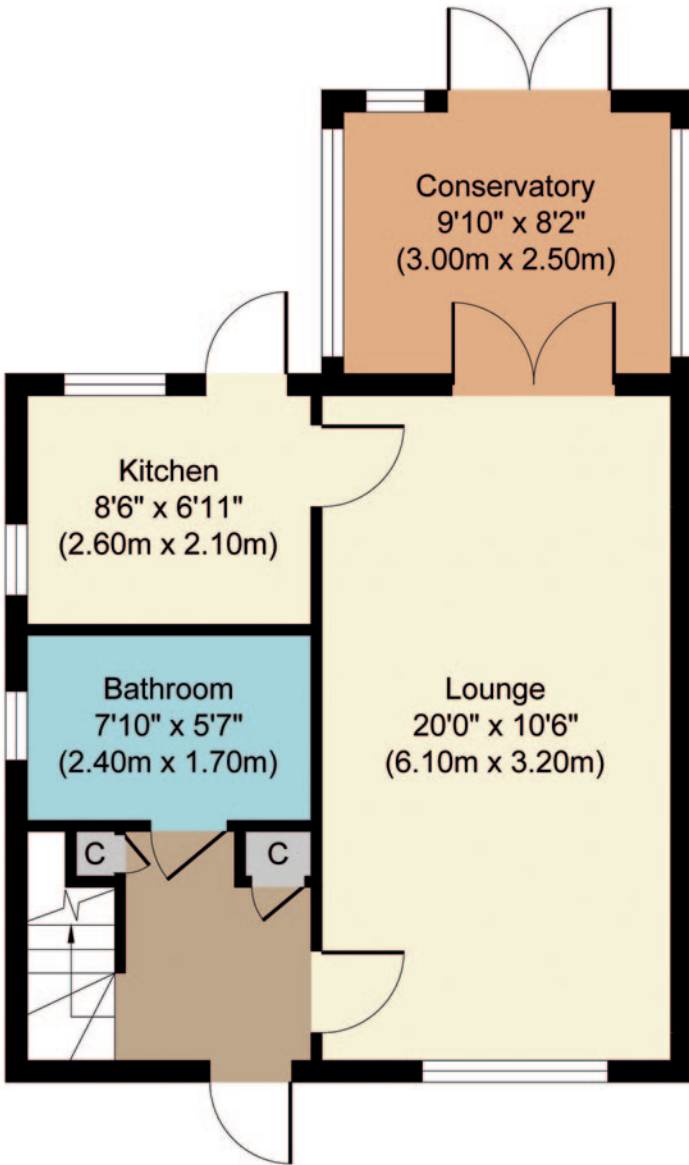
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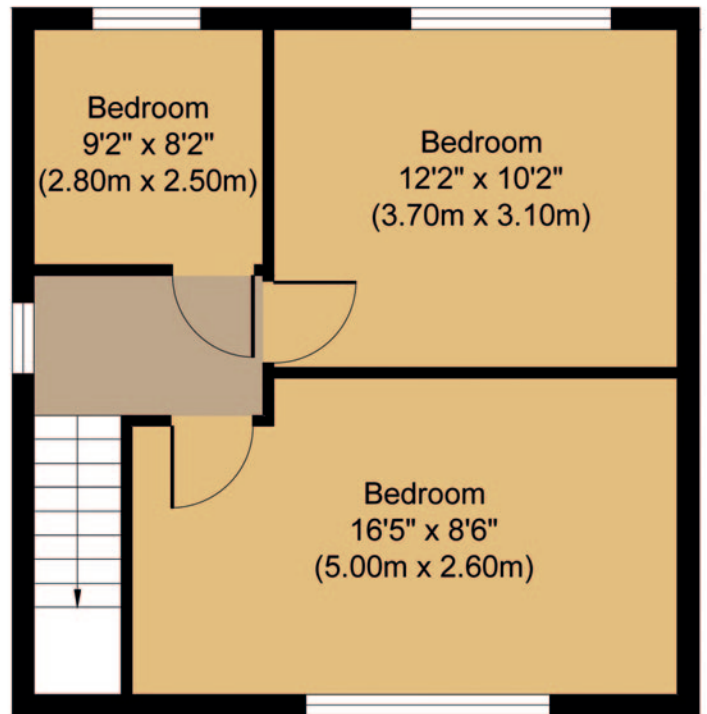
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Ground Floor
Approximate Floor Area
471 sq. ft
(43.79 sq. m)



First Floor
Approximate Floor Area
387 sq. ft
(35.97 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.