



7 Grosvenor Crescent

Connel | Argyll | PA37 1PQ

Guide Price £380,000

Fiuran
PROPERTY

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7 Grosvenor Crescent is a spacious 4 Bedroom detached House with partial views of Loch Etive, located in the popular village of Connel. With Garage & private parking, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Substantial 4 Bedroom detached House
- Convenient location, in popular village of Connel
- Views across Loch Etive & surrounding mountains
- Vestibule, Hallway/Sitting Area, Kitchen, Dining Room
- Lounge, 4 Bedrooms, En Suite, Bathroom, WC
- Single Garage & private parking to side
- White goods & window coverings included in sale
- Double glazing & oil central heating throughout
- Excellent storage, including Loft & eaves storage
- Sizeable, landscaped garden surrounding property
- Timber garden shed & glazed gazebo
- Short walk to Connel Bridge and Falls of Lora
- No chain



7 Grosvenor Crescent is a spacious 4 Bedroom detached House with partial views of Loch Etive, located in the popular village of Connel. With Garage & private parking, it would make a wonderful family home.

The ground floor accommodation comprises entrance Vestibule, spacious Hallway with sunny Sitting Area and stairs rising to the first floor, large fitted Kitchen with a range of white goods and Dining Room off, Lounge with Bay window facing Loch Etive, double Bedroom with En Suite Shower Room, second Bedroom/Office, and WC. There is also a single Garage.

The first-floor accommodation offers a sizeable landing area overlooking the Sitting Area below, 2 further double Bedrooms, and a family Bathroom.

Well maintained throughout, 7 Grosvenor Crescent benefits from oil central heating and double glazing. Externally, there is a landscaped garden with many attractive features. There is a garden shed and small glazed gazebo housed in the rear garden and private parking to the front.

APPROACH

Via mono-blocked parking area to the front of the Garage, and entrance at the front into the Vestibule.

GROUND FLOOR: VESTIBULE 2.8m x 1.2m

With laminate flooring, radiator, and glazed panel door leading to the Hallway.

HALLWAY/SITTING AREA 7.6m x 3.1m (max)

With wooden staircase rising to the first floor, window to the side elevation, 2 radiators, laminate flooring, doors leading to the Kitchen, Lounge, Bedroom One, Bedroom Two/Office and WC, and glazed sliding doors leading to the rear garden.

KITCHEN 5.3m x 3.65m

Fitted with a range of wood effect base & wall mounted units, complementary worktops, stainless steel sink & drainer, tiled splash-backs, centre island with inset ceramic hob & stainless-steel cooker hood over, built-in electric oven, tall freezer, integrated fridge, dishwasher, washing machine, tumble dryer, radiator, wall-mounted towel rail over, carpet tiles, window to the side elevation, and opening leading to the Dining Room.



DINING ROOM 4.1m x 2.35m

With radiator, carpet tiles, built-in shelved cupboard, and glazed sliding doors leading to the rear garden.

LOUNGE 6.4m x 4.5m (max)

With Bay window to the front elevation with loch views, further window to the side elevation, radiator, fireplace with electric fire, and fitted carpet.

BEDROOM ONE 4.1m x 3.65m

With window to the front elevation, radiator, a range of fitted bedroom furniture, fitted carpet, and doors leading to the En Suite.

EN SUITE SHOWER ROOM 2.25m x 1.6m

With modern white suite comprising WC & wash basin vanity unit, walk-in shower enclosure with mixer shower and mobility aids, chrome heated towel rail, partially tiled walls, Respatex style wall panelling, and resin flooring.

BEDROOM TWO/OFFICE 3.3m x 1.95m

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

WC 1.7m x 1.15m

With white suite comprising WC & wash basin vanity units, radiator, tiled walls, carpet tiles, and window to the rear elevation.



FIRST FLOOR: UPPER LANDING 6.1m x 4.3m (max)

With Velux windows to the front & rear elevations, radiator, balcony overlooking the Sitting Area below, built-in wardrobe with access to the eaves, fitted carpet, access to the Loft, and doors leading to Bedroom Three, Bedroom Four and the Bathroom.

BEDROOM THREE 4.55m x 3.5m (max)

With window to the side elevation, radiator, built-in wardrobe, built-in shelved cupboard, access to the eaves, and fitted carpet.

BEDROOM FOUR 4.55m x 4.35m (max)

With window to the side elevation, radiator, built in wardrobe, built-in cupboard, and wood effect flooring with carpet over.

BATHROOM 2.35m x 2.25m

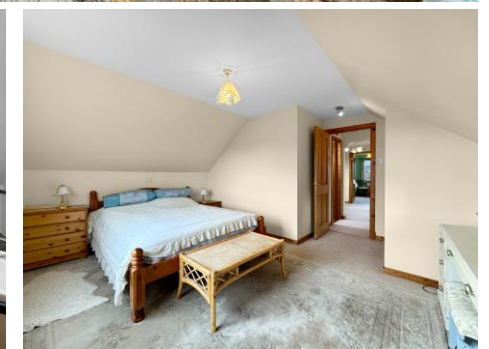
With white suite comprising bath with electric shower over, WC & wash basin vanity unit, radiator, access to the eaves, partially tiled walls, Respatex style wall panelling, carpet tiles, and Velux style window to the rear elevation.

GARAGE 6.85m x 3.4m

With up-and-over garage door to the front elevation, pedestrian door to the rear, 2 windows to the side, power, lighting, and concrete floor.

GARDEN

The well-tended garden surrounds the property, and is laid to grass, stone chippings, and areas of paving. Is it bounded by hedging and small stone walls, and there is an abundance of shrubs/trees. The rear garden houses a timber shed and small glazed gazebo.



7 Grosvenor Crescent, Connel



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, and drainage. Oil tank.

Council Tax: Band F

EPC Rating: D61

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

With a thriving community, Connel is a quiet rural location around 5 miles east of Oban and offers a good range of village amenities and services which include a general store and post office, churches, a medical centre with tea room, primary school and two licensed hotels with restaurants. Connel is also on the Oban to Glasgow railway line. There are further facilities and services available in the town of Oban.

DIRECTIONS

From Oban take the A85 road to Connel. Drive under the bridge, and take a right into Connel Village. At the small bridge, take a right into Grosvenor Crescent. Follow the hill, bearing to the right. Take a further right at the top, and No.7 is the house on the right.

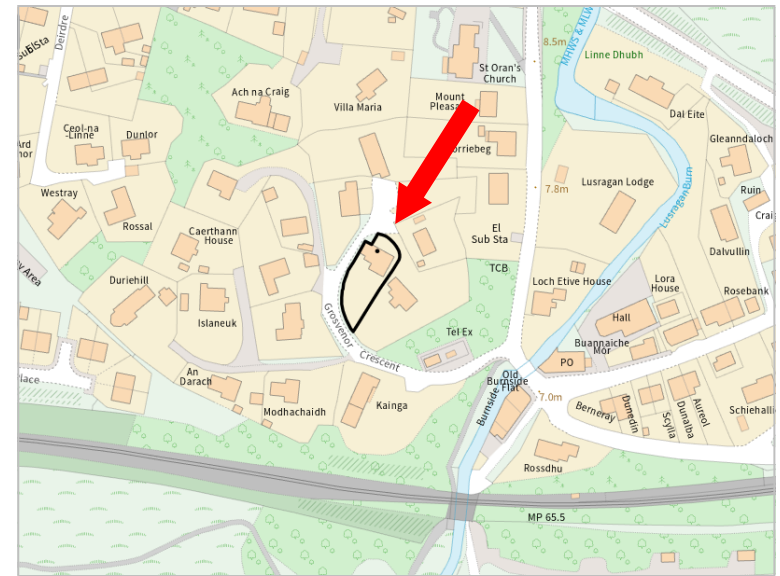
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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