



Berisay

3 Black Crofts | North Connel | PA37 1RA

Guide Price £275,000

Fiuran
PROPERTY

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Berisay is a lovely 4 Bedroom detached Bungalow, located in the sought after North Connel, set in beautiful garden grounds extending to approximately 0.3 acres. Of Dorrans construction, it has been well maintained over the years and benefits from a new roof with solar panels fitted, making it a rarely available and affordable family home.

Special attention is drawn to the following:-

Key Features

- Rare opportunity to acquire 4 Bedroom detached Home
- Beautifully maintained ground of approx. 0.3 acres
- Located in sought after village of North Connel
- Wonderful views of countryside & Ben Lora
- Hallway, Lounge/Diner, Kitchen, Porch
- 4 double Bedrooms, Bathroom
- Excellent storage, including Loft
- Oil fired central heating
- Double glazing throughout
- New roof & solar panels fitted in 2023
- Detached Garage & large metal Shed within grounds
- 5 -minute walk from the beach at Loch Etive
- Good bus route & local Primary school nearby
- No chain



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The accommodation comprises bright and spacious Lounge/Diner with Bay window to the front, fitted Kitchen with white goods available, rear Porch with door leading to the garden, inner Hallway, 4 double Bedrooms (with excellent storage in the Master Bedroom), and a modern family Bathroom. There is also a Loft space providing further storage.

With oil central heating, Berisay also benefits from double glazing throughout. The roof was replaced and solar panels fitted in 2023. Located close to a wide range of outdoor pursuits and local amenities, the property also offers private parking for several vehicles.

APPROACH

Via private parking to the side of the property, and entrance at the front into the Lounge/Diner or at the side into the Porch.

LOUNGE 5.45m x 4.1m (max)

Open-plan to the Dining Area, with Bay window to the front elevation, 2 radiators, wall-mounted electric fire, fitted carpet, and door leading to the inner Hallway.

DINING AREA 4.5m x 2.35m

With windows to the front & side elevations, radiator, vinyl flooring, door leading to the Kitchen, and glazed door to the front entrance and garden.

KITCHEN 4.1m x 3.9m (max)

Fitted with a range of base & wall mounted units, complementary wooden worktops, Belfast sink & drainer, tiled splash-backs, electric cooker, stainless steel cooker hood, integrated fridge, radiator, 2 built-in shelved cupboards (one housing the hot water cylinder) wood effect laminate flooring, window to the rear elevation, access to the Loft, and doors leading to the Porch and Hallway.



PORCH 2.4m x 1.2m

With window to the side elevation, oil-fired boiler, washing machine, tumble dryer, tiled flooring, and external door leading to the garden.

HALLWAY

With fitted carpet, and doors leading to all rooms.

BEDROOM ONE 3.8m x 2.7m

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

BEDROOM TWO 3.85m x 2.65m (max)

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

BEDROOM THREE 3.25m x 2.8m

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

BEDROOM FOUR (MASTER)

4.2m x 2.95m (max)

With windows to the front & side elevations, radiator, 3 built-in wardrobes, built-in cupboard, and fitted carpet.



BATHROOM 2.7m x 1.8m

With white suite comprising bath with electric shower over, WC & vanity wash basin, radiator, partially tiled walls, tiled flooring, and window to the rear elevation.

LOFT

Large storage space.

SINGLE GARAGE

With up-and-over garage door to the front elevation, pedestrian door to the side, windows to the rear & side elevations, and concrete floor.

GARDEN

There is a level, mostly enclosed garden surrounding the property, which is mainly laid to grass, with an abundance of attractive shrubs/trees. There is a gravelled seating area to the front and gravelled driveway with paved parking area to the side. To the rear, there is a drying green and sizeable metal shed.



Berisay, North 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 and electricity. Oil tank. Drainage to septic tank.

Council Tax: Band E

EPC Rating: E50

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

Berisay is located approximately 5 miles from the popular West Highland seaside town of Oban, which is known as the gateway to the isles and benefits from a variety of shops, numerous restaurants & bars, a public library, general hospital, a modern leisure centre & pool, cinema, a secondary school, and a wide range of outdoor pursuits. The village of Benderloch is under 3 miles away and offers a general store, petrol station, café, church, village hall & highly regarded primary school. There are also numerous beaches and a cycle path nearby.

DIRECTIONS

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after crossing Connel bridge, turn right signposted North Connel (East) and Bonawe. After approximately 0.5 miles, turn left at the hedge. Berisay 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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