



## Kinmundy

1 Glen Park | Connel | PA37 1PG

Guide Price £425,000

**Fiuran**  
PROPERTY

# Kinmundy

1 Glen Park | Connel | PA37 1PG

Kinmundy is a beautifully presented 4 Bedroom detached Villa with integral Garage, located in a small exclusive development in the popular village of Connel, with elevated views of Loch Etive and attractive garden ground extending to just under 0.3 acres.

Special attention is drawn to the following:-

## Key Features

- 4 Bedroom detached House with double Garage
- Sought-after village location close to local amenities
- Elevated views of Loch Etive
- Porch, Hallway, Kitchen/Diner, Utility Room, Dining Room, WC
- Cloak Cupboard, Lounge, 4 Bedrooms, En Suite, Bathroom
- Large, partially floored Loft with lighting
- Gas central heating (LPG tank)
- Wood burning stove in Kitchen/Diner
- Double glazing throughout
- White goods, window coverings & flooring included in sale
- Items of furniture available under separate negotiation
- Attractive, established garden extending to just under 0.3 acres
- Patio, 2 wood stores & fruit trees
- Driveway with private parking for several vehicles
- Only 10-minute drive to town of Oban



Kinmundy is a beautifully presented 4 Bedroom detached Villa with integral Garage, located in a small exclusive development in the popular village of Connel, with elevated views of Loch Etive and attractive garden ground extending to just under 0.3 acres.

The ground floor accommodation comprises entrance Porch, Hallway with staircase rising to the first floor and further staircase leading down to the double Garage, a large open-plan Kitchen/Diner with wood burning stove, Utility Room with door to the garden, Dining Room overlooking the front garden, WC, and Cloak Cupboard.

The bright & spacious Lounge with magnificent views of Loch Etive is accessed off the middle landing, with 4 Bedrooms (one with En Suite) and a family Bathroom on the top floor. There is also a large, partially floored Loft.

Set back from the main road, Kinmundy benefits from modern features, gas central heating, and double glazing throughout. The mature garden is a wonderful addition to this gorgeous family home.

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

#### **APPROACH**

Via driveway to the front of the property, and entrance at the front into the Hallway, or at the side into the Utility Room.

#### **GROUND FLOOR: PORCH** 1.4m x 1.35m

Wooden entrance door with glazed panel, fitted carpet, door leading to the Cloak Cupboard, and glazed door leading to the Hallway.

#### **CLOAK CUPBOARD** 1.85m x 1.65m

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

#### **HALLWAY**

With staircase rising to the upper levels, further staircase leading down to the Garage, radiator, ceiling downlights, under-stair storage cupboard, fitted carpet, and doors leading to the WC, Dining Room and Kitchen/Diner.

#### **WC** 1.85m x 0.8m

With WC & wash basin, feature mirror, radiator, partially tiled walls, and vinyl flooring.



**DINING ROOM** 3.35m x 3.25m

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

**KITCHEN/DINER** 7.05m x 3.55m

Fitted with a range of wood effect base & wall mounted units, complimentary work surfaces, stainless steel sink & drainer, tiled splash-backs, Range cooker with gas hob & electric ovens, extractor hood, integrated dishwasher & fridge/freezer, 2 radiators, wood burning stove, ceiling downlights, tile effect flooring to Kitchen, fitted carpet to Diner, windows to the rear elevation, door leading to the Utility Room, and glazed French doors leading to the rear garden.

**UTILITY ROOM** 2.35m x 1.95m

With base & wall mounted units, complementary worktop, stainless steel sink & drainer, tiled splash-backs, washing machine, tumble dryer, built-in cupboard (housing the hot water cylinder), radiator, tile effect flooring, and external door leading to the side garden.

**MIDDLE LANDING:**

Fitted carpet, and glazed door leading to the Lounge.

**LOUNGE** 5.9m x 4.9m

With dual aspect windows to the front & rear elevations, 2 radiators, attractive fireplace with gas fire, and fitted carpet.

**UPPER LANDING:**

With radiator, fitted carpet, built-in linen cupboard, access to the Loft, and doors leading to all 4 Bedrooms and the Bathroom.

**BEDROOM ONE/MASTER** 3.5m x 3.25m

With windows to the front elevation, radiator, built-in wardrobes, fitted carpet, and door leading to the En Suite.



**EN SUITE SHOWER ROOM** 2.5m x 1.05m

With modern white suite comprising WC & wash basin, large shower enclosure with electric shower, feature mirror, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, tile effect flooring, and window to the side elevation.

**BEDROOM TWO** 3.5m x 2.75m

With windows to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

**BEDROOM THREE** 3.65m x 2.7m (max)

With windows to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

**BEDROOM FOUR/OFFICE** 3.25m x 2.65m

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

**BATHROOM** 2.55m x 1.75m

With modern white suite comprising bath, WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, tiled walls, tile effect flooring, and window to the side elevation.

**INTEGRAL DOUBLE GARAGE** 5.9m x 4.9m (max)

With 2 up-and-over doors to the front, pedestrian door & window to the rear, power, lighting, and concrete floor.

**GARDEN**

The well-established garden is mainly laid to grass and extends to nearly 0.3 acres, with an array of attractive shrubs/trees, including fruit trees. The rear garden is fully enclosed, with a patio area and drying green. Externally, there are 2 wood stores, a boiler room, and paint cupboard. The tarmacked driveway provides private parking for several vehicles.



## Kinmundy, 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. LPG tank.

**Council Tax:** Band F

**EPC Rating:** E47

**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 medical centre with tea room, a church, and two licensed hotels with restaurants. Connel is also on the Oban to Glasgow railway line and benefits from an excellent bus service. There are further facilities and services available in the town of Oban.

## DIRECTIONS

From Oban, take the A85 towards Connel. Drive past the A828 turn-off for Fort William, and pass under Connel bridge. Kinmundy at 1 Glen Park is the on the right just before exiting the village.

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.



# Fiuran

PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

