



## Achnaba Cottage

North Connel | Argyll | PA37 1RF

Guide Price £199,999

**Fiuran**  
PROPERTY



# Achnaba Cottage

North Connel | Argyll | PA37 1RF

Achnaba Cottage is a charming 2 Bedroom semi-detached Cottage with spectacular loch views, enclosed garden and private parking.

Special attention is drawn to the following:-

## Key Features

- Delightful 2 Bedroom semi-detached Cottage
- Rural location, with panoramic views of Loch Etive
- Hallway, open plan Lounge/Diner/Kitchen, WC
- 2 Bedrooms, En Suite Bathroom, Store Room
- Good storage, including insulated Loft space
- Electric storage heating
- Multi-fuel stove in Lounge
- White goods, windows coverings & flooring included in sale
- Furniture available separately, if required
- Enclosed rear garden with metal shed & greenhouse
- Further garden ground to front
- Private of-road parking
- No chain



Achnaba Cottage is a charming 2 Bedroom semi-detached Cottage with spectacular loch views, enclosed garden and private parking.

The ground floor accommodation comprises spacious entrance Hallway with stairs rising to the first floor, open plan Lounge/Diner/Kitchen with multi-fuel stove and door leading to the rear garden, large double Bedroom, and WC. The first floor has a further large double Bedroom, with En Suite Bathroom and Store Room off. There is also an insulated Loft space.

With double glazing throughout, the property also benefits from electric storage heating and a heated towel rail in the Bathroom. All window coverings, flooring and white goods are included in the sale. Furniture is available separately, if required.

The easily maintained rear garden is enclosed and houses a metal shed and greenhouse. There is also a garden to the front of the property, and private off-road parking to the side.

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

### **APPROACH**

Via private parking to the side of the property, and entrance at the side into the Hallway.

### **HALLWAY**

With stairs rising to the first floor, built-in cupboard, fitted carpet, and doors leading to the Lounge/Diner/Kitchen and WC.

### **LOUNGE/DINER/KITCHEN** 5.45m x 5.1m

Fitted with a range of cream base & wall mounted units, under-cabinet lighting, complementary work surfaces, tiled splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, washing machine, integrated fridge, under-counter freezer, electric storage heater, multi-fuel stove, fitted carpet, dual aspect windows to the front & rear elevations, door leading to Bedroom One, and external door leading to the rear garden.

### **BEDROOM ONE** 4.85m x 3.35m

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

**WC** - With WC, fitted carpet, under-stair cupboard, and window to the rear.





### UPPER LANDING

With windows to the front elevation, electric storage heater, and door leading to Bedroom Two.

### BEDROOM TWO 5.15m x 3.6m

With windows to the front elevation, wall-mounted electric heater, fitted carpet, access to the Loft, and doors leading to the En Suite and Store Room.

### EN SUITE BATHROOM 2.75m x 1.85m

Fitted with a white suite comprising bath with electric shower over, WC & wash basin, chrome heated towel rail, ceiling downlights, partially tiled walls, fitted carpet, and windows to the rear elevation.

### STORE ROOM 2.3m x 1.85m

Shelved, housing the hot water cylinder, with access to the Loft,

### GARDEN

The enclosed rear garden is laid to grass and stone chippings, and houses a metal shed, greenhouse and log store. The front garden is laid to grass, with a patio/seating area to take in the wonderful loch views. There is off-road private parking to the side of the property.



## Achnaba Cottage, 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, electricity, and drainage.

**Council Tax:** Band C

**EPC Rating:** E40

**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

Achnaba Cottage is located between the villages of North Connel & Bonawe, and is approximately 8 miles from the popular West Highland town of Oban. North Connel is a quiet rural location with its own village hall, hotel/restaurant, airstrip for light aircraft, and bus service. It is only a few minutes' drive from the villages of Connel and Benderloch and their local amenities.

## 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 1.5 miles, you will reach a crossroads. Turn right (following the sign for Bonawe). Follow this road for a further 1 mile, and Achnaba Cottage can be seen on the left.

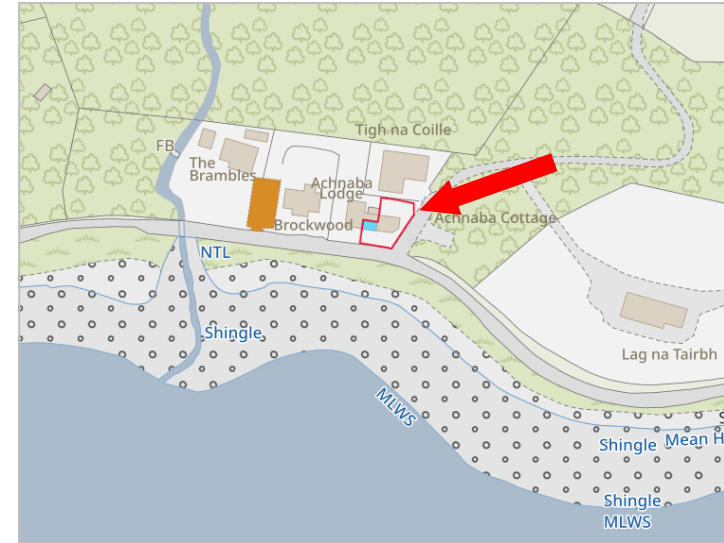
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

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