



20 Etive Park

North Connel | Argyll | PA37 1SJ

Guide Price £299,950

Fiuran
PROPERTY

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20 Etive Park is a modern, detached family Home with 4 Bedrooms, easily maintained garden and private parking, located in the quiet residential area of North Connel.

Special attention is drawn to the following:-

Key Features

- Stunning 4 Bedroom Detached House in North Connel
- Porch, Kitchen/Diner, Utility Room, Lounge
- 4 Bedrooms, Bathroom, Shower Room
- Partially floored Loft space
- Air source heat pump & solar panels
- Double glazing throughout
- Multi-fuel stove in Lounge
- Kitchen appliances, window coverings & flooring included
- Easily maintained, enclosed garden
- Glazed patio doors to garden
- Large timber shed/workshop
- Private parking
- Close to beach, cycle track & local restaurant/pub



20 Etive Park is a modern, detached family Home with 4 Bedrooms, easily maintained garden and private parking, located in the quiet residential area of North Connel.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, modern fitted Kitchen/Diner with a range of white goods, bright & spacious Lounge with multi-fuel stove, Utility Room with space for appliances, double Bedroom, and a Shower Room.

The first-floor accommodation offers 3 further double Bedrooms, and a family Bathroom. There is also a Loft space.

The fully enclosed garden is easily maintained and houses a large timber shed/workshop. There is also private parking to the side of the property.

Situated in a rural yet convenient location within walking distance of the Lochnell Arms (a local pub with restaurant), 20 Etive Park is also conveniently located for easy access to the nearby town of Oban. There is a regular bus and train service serving Oban, Fort William & Glasgow.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking area to the side of the property, and entrance at the front into the Porch.

GROUND FLOOR: PORCH 1.45m x 0.75m

With UPVC storm doors, windows to both side elevations, tiled floor, and glazed inner door leading to the Hallway.

HALLWAY

With carpeted staircase leading to the first floor, radiator, wood effect flooring, built-in cloak cupboard, opening to the Lounge, and doors leading to the Kitchen/Diner, Bedroom One, and Shower Room.

KITCHEN/DINER 7.15m x 2.85m

Fitted with a range of modern base & wall mounted units, wooden work surfaces, centre island, Belfast sink, tiled splash-backs, built-in electric oven, built-in microwave, ceramic hob, extractor hood, American style fridge/freezer, wood effect flooring, radiator, windows to the rear elevation, door leading to the Utility Room, and glazed French doors leading to the garden.



UTILITY ROOM 2.85m x 1.65m (max)

Fitted with a wood effect worktop, space for a range of appliances below, fitted shelving, built-in cupboard (housing the hot water cylinder), radiator, wood effect flooring, and window to the rear elevation.

LOUNGE 5.15m x 3.7m

With windows to the front elevation, 2 radiators, multi-fuel stove, and wood effect flooring.

BEDROOM ONE 3.55m x 2.85m (max)

With windows to the front elevation, radiator, and wood effect flooring.

SHOWER ROOM 1.95m x 1.65m

With WC, wash basin, corner shower enclosure with electric shower, radiator, bathroom cabinet, ceiling downlights, partially tiled walls, tiled flooring, and window to the side elevation.

FIRST FLOOR: UPPER LANDING

With Velux style window to the rear elevation, built-in cupboard, fitted carpet, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four, and the Bathroom.



BEDROOM TWO 4.35m x 4.3m (max)

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

BEDROOM THREE 4.35m x 3.1m (max)

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

BEDROOM FOUR 3.45m x 2.5m (max)

With Velux style window to the rear elevation, radiator, access to the Loft, and fitted carpet.

BATHROOM 2.5m x 2.2m (max)

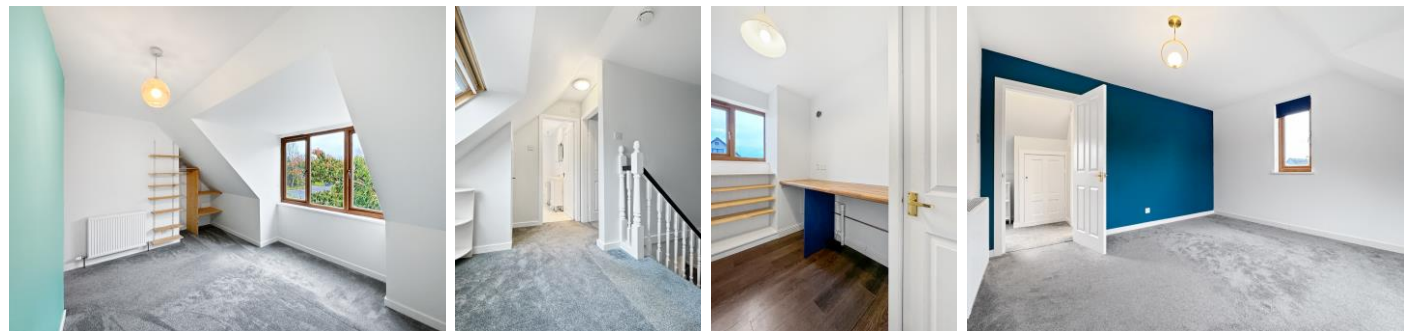
With modern white suite comprising bath, WC & wash basin, radiator, bathroom cabinets, ceiling downlights, partially tiled walls, tiled flooring, and Velux style window to the rear elevation.

LOFT

Partially floored storage space.

GARDEN

The fully enclosed garden is partially laid to lawn and partially laid to stone chippings. There is a sizeable timber shed/workshop housed within the grounds, and a private parking area to the side of the property.



20 Etive Park, 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. Air source heat pump.

Council Tax: Band E

EPC Rating: D67

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, 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. The village of Connel has two hotels/restaurants and a doctors' surgery, as well as a railway station with links to Oban and Glasgow. There are further facilities and services available in Oban, some 6 miles away.

DIRECTIONS

From Oban, take the A85 towards Connel. In Connel, turn right onto the A828 and after crossing the bridge, Etive Park is on the left. No.20 is the first house upon entering the cul-de-sac and can be identified by the For Sale sign.

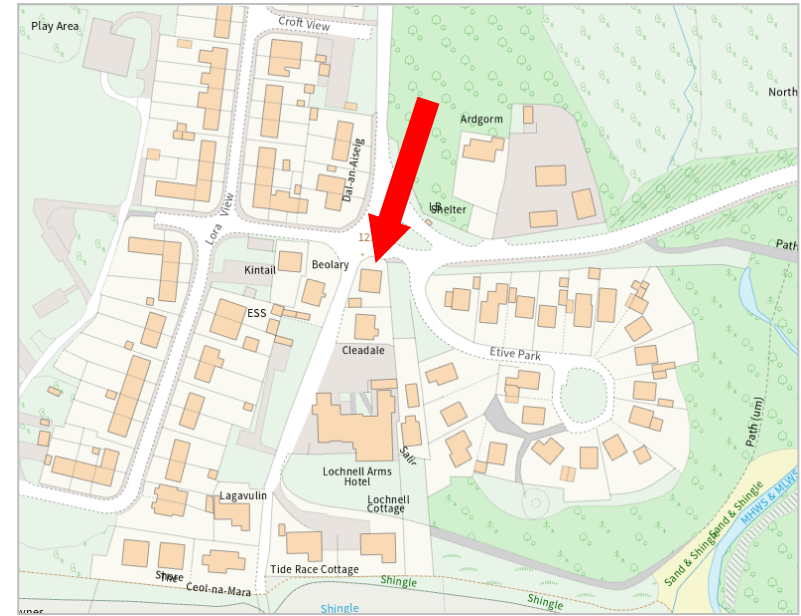
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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, ground sizes 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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PROPERTY

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Beach at Loch Etive, a short walk from the Property

