



Garden Apartment, Loch Etive House

Connel | Argyll | PA37 1PH

Guide Price £160,000

Fiuran
PROPERTY

Garden Apartment, Loch Etive House

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The self-contained Garden Apartment at Loch Etive House is a charming 2 Bedroom Apartment with private outdoor areas and parking, located in the popular village of Connel.

Special attention is drawn to the following:-

Key Features

- Spacious self-contained Apartment with 2 Bedrooms
- Convenient village location close to amenities
- Open-plan Kitchen/Lounge/Diner
- 2 double Bedrooms, Bathroom
- Freshly decorated throughout
- Effective electric heating
- Wood burning stove in Lounge area
- Double glazing throughout
- Glazed door from Bedroom to garden
- Easily maintained outdoor areas
- Private off-road parking
- Excellent bus service & train station nearby
- Quiet neighbourhood



The self-contained Garden Apartment at Loch Etive House is a charming 2 Bedroom Apartment with private outdoor areas and parking, located in the popular village of Connel.

The accommodation comprises an entrance Porch, bright & spacious Kitchen/Lounge/Diner with wood burning stove, 2 large double Bedrooms (one with glazed door leading to the garden), and a modern Bathroom.

Freshly decorated throughout, the property is in walk-in condition, and benefits from double glazing and effective electric heating. There are 2 areas of private garden, and off-street parking, with a small burn to the rear of the property. Brought to the market with no chain, it would make an ideal starter/retirement/holiday home.

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

APPROACH

Via shared driveway to the side of the property into the off-road parking area to the rear, and a private entrance door at the rear into the Porch.

PORCH 1.8m x 1.6m

With coat hooks, worktop, tiled floor, and glazed door leading to the Kitchen/Lounge/Diner.

KITCHEN 3.2m x 3m

Open-plan to the Lounge/Diner, fitted with a range of wood effect base & wall mounted units, work surfaces, stainless steel sink & drainer, porcelain tile splash-backs, electric cooker, ceiling downlights, tiled floor, and oak effect doors leading to the Bathroom and Bedroom One.

LOUNGE/DINER 3.9m x 3m

With window to the rear elevation, window seat with storage below, wood burning stove, wall-mounted electric heater, fitted carpet, and oak effect door leading to Bedroom Two.



BATHROOM 3m x 1.2m

Fitted with a modern white suite comprising P-shaped bath with mixer shower over, WC & washbasin, heated towel rail, built-in cupboard (housing the hot water cylinder), further storage cupboard, ceiling downlights, tiled floor, and window to the rear elevation.

BEDROOM ONE 5.6m x 3.5m (max)

With wall-mounted electric heater, fitted carpet, and glazed door leading to the side garden.

BEDROOM TWO 4.4m x 3.5m (max)

With window to the side elevation, wall-mounted electric heater, and fitted carpet

GARDEN

There are 2 areas of garden – one to the side (accessed from Bedroom One), and the other to the rear of the property. The side garden is mainly laid to grass, with an embankment. The rear garden is laid to hard standing, with some shrubs. There is private off-road parking to the rear of the building, for the Garden Apartment and 2 other properties.



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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.
Private drainage.

Council Tax Band: C

EPC Rating: E44

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

DIRECTIONS

From Oban take the A85 road to Connel. Drive under the bridge, and take a right into Connel Village. Take a left just before the small bridge, into the private parking area to the rear of the property.

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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