



## 25 Kenmore Cottages

Bonawe | Argyll | PA37 1RJ

Guide Price £140,000

**Fiuran**  
PROPERTY



# 25 Kenmore Cottages

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25 Kenmore Cottages is an attractive 2 Bedroom end-terrace House benefiting from a large corner garden, situated in the picturesque village of Bonawe.

Special attention is drawn to the following:

## Key Features

- Well laid out 2 Bedroom property
- Beautiful rural village
- Porch, Hallway, Lounge/Diner, Kitchen
- Shower Room, 2 double Bedrooms
- Fischer electric heaters & electric fire in Lounge
- Double glazing throughout
- Replacement internal doors & flooring
- Good storage, including partially floored Loft
- Blinds & flooring included in sale
- Enclosed, easily maintained garden
- 2 timber garden sheds
- Free on-street parking
- Bus service to town of Oban



25 Kenmore Cottages is an attractive 2 Bedroom end-terrace House benefiting from a large corner garden, situated in the picturesque village of Bonawe.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, fitted Kitchen overlooking the rear garden, spacious Lounge/Diner with electric fire, and contemporary Shower Room.

The first floor offers 2 double Bedrooms. There is also a large, partially floored Loft space, accessed from the upper landing.

In addition to its beautiful location, 25 Kenmore Cottages also benefits from effective electric heating and double glazing throughout. There is ample storage, and the large, enclosed garden offers excellent outdoor space. There is free on-street parking to the front of the property.

### **APPROACH**

Via gate at the front of the property, and entrance at the side into the Porch or at the rear into the Kitchen.

### **GROUND FLOOR: PORCH & HALLWAY**

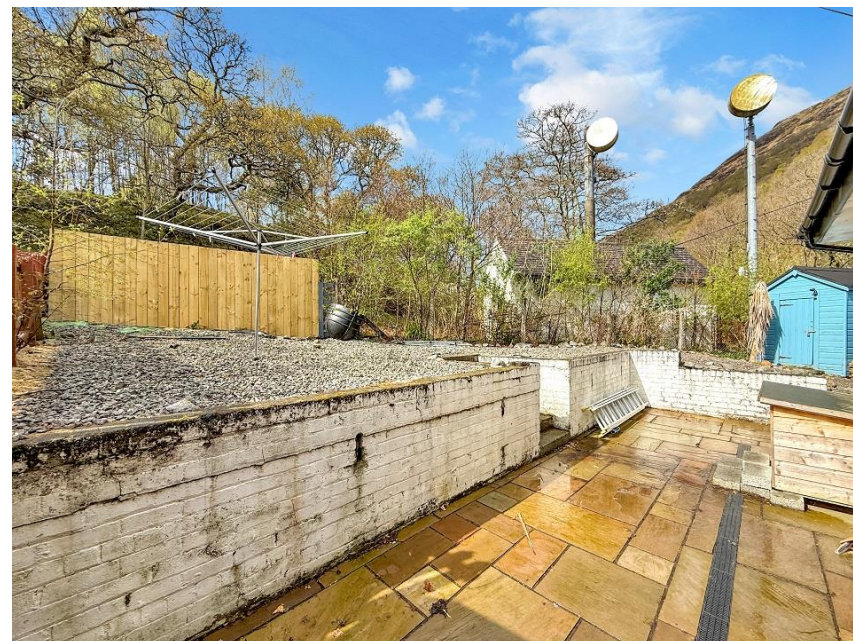
With carpeted stairs rising to the first floor, window to the front elevation, storage cupboard, wall-mounted Fischer heater, wood effect flooring, and doors leading to the Lounge/Diner and Shower Room.

### **LOUNGE/DINER 5.45m x 3m**

With dual aspect windows to the front & rear elevations, attractive fireplace with electric fire, wall-mounted Fischer heater, wood effect flooring, and door leading to the Kitchen.

### **KITCHEN 3.6m x 2.05m**

Fitted with a range of modern gloss base & wall mounted units, wood effect work surfaces, sink & drainer, built-in electric oven & microwave, ceramic hob, wood effect flooring, window to the rear, and external door to the garden.





**SHOWER ROOM** 2.05m x 1.7m

Fitted with a white suite comprising WC & wash basin vanity unit, corner shower enclosure with electric shower, tile effect wall panels & flooring, and window to the side elevation.

**FIRST FLOOR: UPPER LANDING**

With Velux style window to the rear elevation, fitted carpet, access to the Loft, and doors leading to Bedrooms One & Two.

**BEDROOM ONE** 4.45m x 3.05m

With window to the front elevation, access to the eaves, and wood effect flooring.

**BEDROOM TWO** 3.95m x 2.55m

With window to the side elevation, built-in cupboard, and wood effect flooring.

**GARDEN**

Set in a corner plot, the large, enclosed garden houses 2 timber garden sheds and a drying green to the rear. Mainly laid to stone chippings & paving with a resin pathway, it is easily maintained. There is ample on-street parking to the front of the property.



## 25 Kenmore Cottages, Bonawe



*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.  
Shared septic tank.

**Council Tax:** Band B

**EPC Rating:** E54

**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

The picturesque village of Bonawe is around 14 miles from the nearest town of Oban, which has a full range of facilities & amenities available. The neighbouring villages of Connel and Benderloch offer a variety of amenities including shops, hotels, cafes, a garage, and a train station. A regular bus service is available between Bonawe and Oban.

## DIRECTIONS

From Oban take the A85 towards Connel. In Connel, turn right onto the A828 and after crossing the Connel Bridge, turn right towards North Connel and Bonawe. Following on the road to Bonawe, bear right at the signpost for Benderloch. Kenmore Cottages is on your right, and no.25 is the first house on the right within the development.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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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