



10 Dalnabeich

North Connel | Argyll | PA37 1QY

Guide Price £195,000

Fiuran
PROPERTY

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10 Dalnabeich is a generously proportioned 3 Bedroom semi-detached Home with spectacular loch views, ideally situated in the sought-after village of North Connel. The property offers excellent storage throughout, a substantial garden, and the added benefit of private off-street parking.

Special attention is drawn to the following:

Key Features

- 3 Bedroom semi-detached House
- Beautiful views of Loch Etive
- Rural location only 10 minutes' drive from Oban
- Porch, Hallway, Kitchen, Lounge/Diner
- Bathroom, 3 double Bedrooms, Shower Room
- Sizeable Loft (offering development potential)
- Effective electric heating throughout
- Fully double glazed
- Some white goods, window & floor coverings included
- Large, enclosed garden with 2 sheds
- Private driveway and free on-street parking
- No chain



10 Dalnabeich is a generously proportioned 3 Bedroom semi-detached Home with spectacular loch views, ideally situated in the sought-after village of North Connel. The property offers excellent storage throughout, a substantial garden, and the added benefit of private off-street parking.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, fitted Kitchen with door leading to the rear garden, spacious Lounge/Diner with open fire, and family Bathroom. There are 3 double Bedrooms and a Shower Room on the first floor. There is also a large Loft offering development potential (subject to the relevant consents).

Set in a beautiful location on the edge of Loch Etive & only 10 minutes' drive from Oban, this lovely property also benefits from effective electric heating and double glazing throughout.

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

APPROACH

Via private driveway to the side and entrance at the front into the Porch.

GROUND FLOOR: PORCH

With windows to the front & side elevations, fitted carpet, and internal door leading to the Hallway.

HALLWAY

With stairs rising to the first floor, under-stair storage cupboard, electric storage heater, fitted carpet, and doors to the Lounge/Diner and Bathroom.

LOUNGE/DINER 4.55m x 3.7m

With windows to the front elevation, Dimplex electric storage heater, fireplace with gas fire, fitted carpet, and door leading to the Kitchen.

KITCHEN 4.55m x 2.65m

Fitted with base & wall mounted units, work surfaces, sink & drainer, electric cooker, fridge, freezer, wall-mounted electric heater, built-in cupboard (housing the hot water cylinder), vinyl flooring, windows to the rear, and external door leading to the rear garden.



BATHROOM 1.85m x 1.65m

With bathroom suite comprising bath, WC & wash basin, heated towel rail, partially tiled walls, fitted carpet, and window to the side elevation.

FIRST FLOOR: LANDING

With window to the side elevation, fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Shower Room.

BEDROOM ONE 4.15m x 2.65m (max)

With 2 windows to the rear elevation, built-in wardrobes, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.7m x 3.5m (max)

With windows to the front elevation, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

BEDROOM THREE 3.75m x 2.65m (max)

With windows to the front elevation, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

SHOWER ROOM 1.85m x 0.65m

With WC & wash basin, shower enclosure with Respatex style wall panelling & electric shower, and cork effect tiled flooring.

GARDEN

The fully enclosed rear garden is predominantly laid to lawn and features a variety of mature shrubs and trees, a drying green, and a section finished with stone chippings. A large timber shed/workshop, equipped with electricity and a water supply, provides excellent storage or hobby space, and is complemented by an additional smaller shed at the far end. To the front, there is further garden ground, while a private driveway to the side offers convenient off-street parking.



10 Dalnabeich, 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 & drainage.

Council Tax: Band C

EPC Rating: E42

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 2 further 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

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 just over ¼ miles, 10 Dalnabeich is on the left hand side, 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 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).

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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