



40 Lora View

North Connel | Argyll | PA37 1RR

Guide Price £220,000

Fiuran
PROPERTY

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40 Lora View is a beautifully remodelled 2 Bedroom semi-detached Home located in the popular village of North Connel. Featuring bright open-plan living on the ground floor and a large enclosed garden, it offers an ideal setting for comfortable & modern family living.

Special attention is drawn to the following:-

Key Features

- Immaculately presented 2 Bedroom semi-detached Home
- Popular village location close to beach
- Elevated sea views from upper floor
- Renovated throughout, in walk-in condition
- Porch, open-plan Kitchen/Diner/Lounge, Conservatory
- 2 Bedrooms, Shower Room, floored & sheeted Attic
- Air source heat pump & wood-burning stove
- Solar panels with battery storage
- Double glazing throughout
- Blinds & flooring included in sale
- White goods may be available under separate negotiation
- Easily maintained, enclosed garden with decking & shed
- Private parking for several vehicles
- Close to local amenities, with good transport links



40 Lora View is a beautifully remodelled 2 Bedroom semi-detached Home located in the popular village of North Connel. Featuring bright open-plan living on the ground floor and a large enclosed garden, it offers an ideal setting for comfortable & modern family living.

The ground floor accommodation comprises entrance Porch, leading into the open-plan Kitchen/Diner/Lounge with stairs rising to the first floor, and bi-fold doors leading to the rear Conservatory.

The first floor offers 2 Bedrooms, including Master with built-in wardrobes, and a spacious Shower Room. The landing offers access to a fully floored & sheeted Attic with power, lighting and Velux style window.

The property benefits from double glazing throughout, air source central heating, and a wood-burning stove in the Lounge, providing efficient and comfortable year-round living. Solar panels with battery storage have also been installed, enhancing the home's energy efficiency.

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

APPROACH

Via private parking to the front & side of the property, and entrance at the front into the Porch, or at the rear into the Conservatory.

GROUND FLOOR: PORCH 1.5m x 1m

With coat hooks, inset door mat, electric meter & fuse box, window to the dining area, and door leading to the open-plan Kitchen/Diner/Lounge.

KITCHEN/DINER 5.55m x 3.65m (max)

Open-plan to the Lounge, fitted with a range of attractive base & wall mounted units, wood effect work surfaces, breakfast bar, space for a range of white goods (may be available under separate negotiation), radiator, ceiling pulley, wood effect flooring, dual aspect windows to the front & rear elevations, and carpeted stairs with glass balustrade leading to the first floor.

LOUNGE 5.5m x 2.85m

With window to the front elevation, radiator, wood-burning stove, wood effect flooring, and glazed bi-fold doors leading to the Conservatory.

CONSERVATORY 3.45m x 2.8m

With windows to the rear & side, radiator, wall-mounted battery storage units, built-in cupboard (housing the hot water cylinder), wood effect flooring, polycarbonate roof sheets, and glazed French doors leading to the rear garden.



FIRST FLOOR: UPPER LANDING

With fitted carpet, doors leading to both Bedrooms and the Shower Room, and access hatch to the Loft.

BEDROOM ONE 4.2m x 2.65m

With windows to the front with elevated views, radiator, built-in mirrored wardrobes, and fitted carpet.

BEDROOM TWO 2.95m x 2.65m (max)

With windows to the front with elevated views, radiator, built-in cupboard/wardrobe, and fitted carpet.

SHOWER ROOM 2.35m x 1.9m

With modern white suite comprising WC & wash basin, walk-in shower enclosure with mixer shower, radiator, resin flooring, and Velux style window to the rear elevation.

ATTIC 5.55m x 2.4m

Fully floored & sheeted, with power, lighting, fitted carpet, storage area, Velux style window to the rear, and Ramsay style ladder.

GARDEN

The property enjoys garden grounds to the front, side, and rear. The fully enclosed rear garden is mainly laid to lawn and features a garden shed along with a timber decking area with built-in seating, ideal for outdoor relaxation and entertaining. Private parking is located to the front/side of the property and is laid with stone chippings, while the boundaries are defined by a combination of timber fencing and brick walls.



40 Lora View, North Connell



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. Solar panels with battery storage.

Council Tax: Band C

EPC Rating: C72

Gross internal floor area: 71m²
(excluding Conservatory)

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 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

From Oban, take the A85 towards Connel. In Connel, turn right onto the A828 and after crossing the bridge, turn first left. Take the second turning on the right and continue into Lora View. Take a left before the end of the road. No.40 is on the left 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.

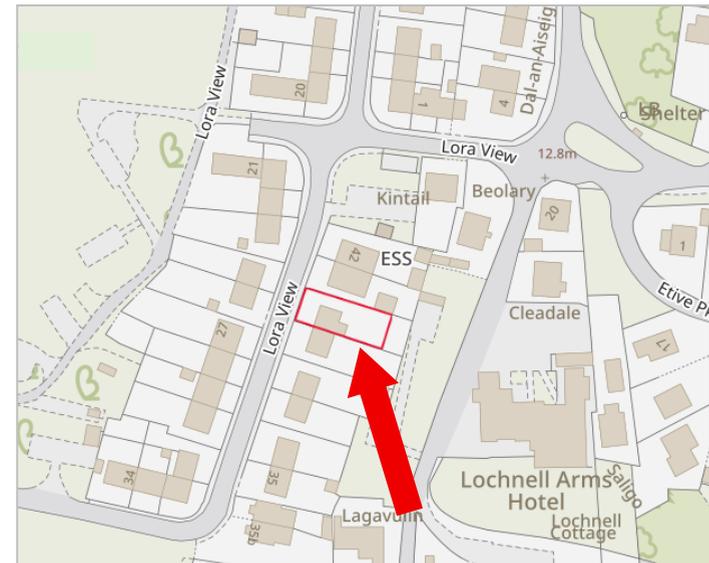
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 view the property in person and should they wish to pursue, 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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T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

