

DAWSONS



**TAIGH A GHIUTHAIS
NORTH CONNEL, BY OBAN, PA37 1QX**

An Impressively Large And Very Well Appointed Detached House
Situated In An Exclusive Development of Similar Executive Homes
Close To The Connel Bridge

Hall : Sitting/Dining Room : Kitchen
Upper Floor Lounge With Balcony
Utility Room : Cloak Room
4 Bedrooms One With En-Suite Bathroom
2 Shower Rooms : Study

Established Garden
Timber Store/Workshop : Poly Tunnel : Greenhouse

Guide Price £490,000

Independent Estate Agents of Argyll and the West Highlands



The scattered rural community of **North Connel** is a highly regarded residential area extending along the northern shores of Loch Etive. There is an excellent range of local services available in the nearby villages of Benderloch and Connel, with a more comprehensive range of shops, professional services, leisure and recreational facilities available in the principal town of Oban, some 6 miles or so away.

Taigh A Ghiuthais is an impressively large and very well appointed detached house situated in an exclusive development of similar executive homes close to Connel Bridge and enjoying fine open aspects to the hills beyond. The property offers generously proportioned and versatile accommodation with a particular feature being the bright upper floor lounge with balcony, and the open plan arrangement of the well fitted kitchen leading on to the sitting/dining room. Two of the four bedrooms are on the ground floor with a shower room also on this level. The principle bedroom is on the first floor with en-suite bathroom and this level also has a further shower room. The amenity is further enhanced by the established garden with timber workshop, poly tunnel and greenhouse.

DETAILS OF ACCOMMODATION

Hall with half glazed external door to front, cloak cupboard, storage cupboard, central heating radiator, 3 ceiling light fittings, wood floor.

Sitting/Dining Room: 6.60m x 4.77m, patio doors to garden with glazed side panels, window to front, 2 central heating radiators, 2 ceiling light fittings, wood floor.

Kitchen: 4.49m x 4.48m, window to side, fitted with a range of wall mounted and floor standing units with work tops, stainless steel sink and drainer, ceramic hob with stainless steel extractor over, double oven, integrated dishwasher, integrated fridge/freezer, wall tiling, central heating radiator, recessed ceiling lights, wood floor.

Rear Hall with half glazed external door to side, 2 ceiling light fittings, tiled floor, **Walk-in-Store** with hot water tank, shelving, light and wood floor.

Utility Room: 2.88m x 1.99m, window to side, fitted with a range of wall mounted and floor standing units with work tops, cupboard housing central heating boiler, stainless steel sink and drainer, washing machine, tumble dryer, fridge/freezer, clothes pulley, extractor fan, ceiling light fitting, tiled floor.

Cloak Room: 2.56m x 1.46m, window to rear, whb with tiling over, wc, central heating radiator, extractor fan, ceiling light fitting, tiled floor.





Bedroom 3: 3.47m x 3.24m, window to side, built-in wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet.



Bedroom 4: 3.47m x 3.23m, window to side, built-in wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet.



Shower Room: 2.42m x 2.11m, window to front, shower enclosure with rain head and hand held showers, glazed sliding doors and wall tiling, whb and wc with wall tiling over, ladder heated towel rail, extractor fan, ceiling light fitting, tiled floor.

A wood staircase with glazed banister rises from the **Hall** to the **Upper Floor Landing** with Velux roof light window, 2 ceiling light fittings, wood floor.

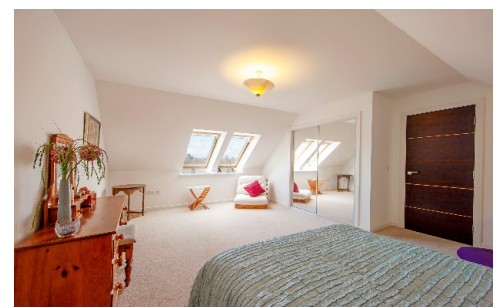
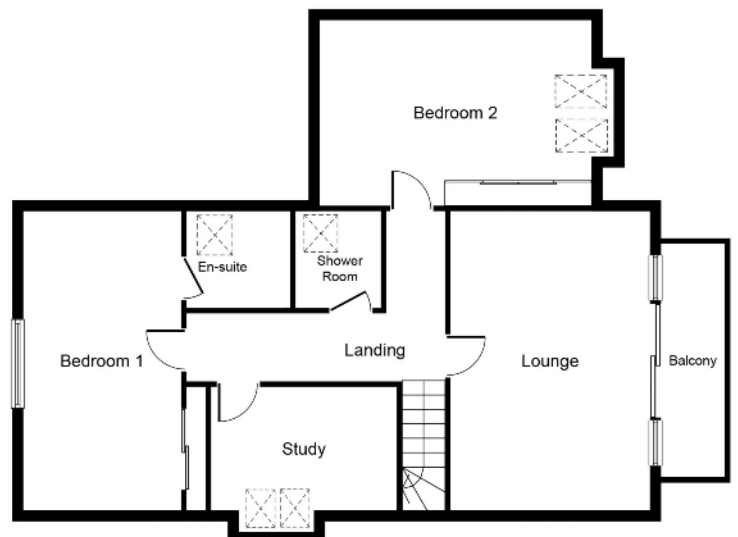
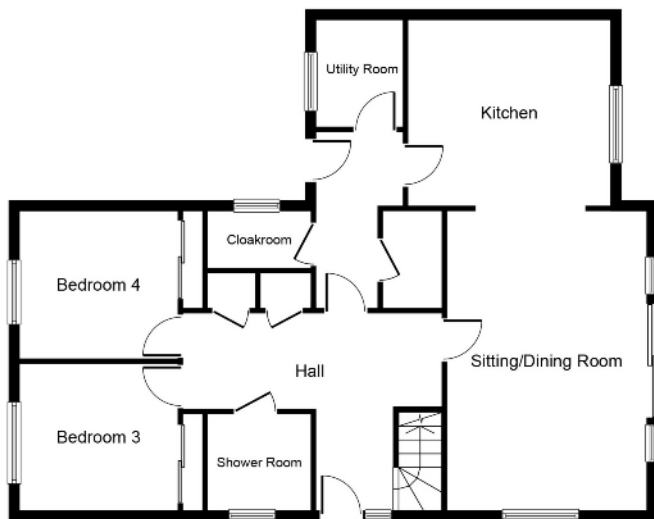
Lounge: 5.63m x 4.80m, coombed (sloping) ceiling, patio doors with glazed side panels to **Balcony**, 2 central heating radiators, ceiling light fitting, fitted carpet.

Bedroom 1: 5.64m x 3.81m, coombed ceiling, windows to side, built-in wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite Bathroom:** 2.47m x 1.69m, Velux roof light window, bath with shower over, glazed screen and wall tiling, wc, whb with tiling over, ladder heated towel rail, extractor fan, ceiling light fitting, tiled floor.

Bedroom 2: 5.98m x 3.71m, coombed ceiling, 2 Velux roof light windows to side, built-in wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

Study: 3.60m x 2.39m, coombed ceiling, 2 Velux roof lights windows to front, central heating radiator, ceiling light fitting, wood floor.

Shower Room: 2.27m x 1.71m, coombed ceiling, Velux roof light window, shower enclosure with rain head and hand held showers, glazed sliding doors and waterproof wall panelling, wc, whb with tiling over, ladder heated towel rail, extractor fan, ceiling light fitting, tiled floor.





GARDEN

Taigh A Ghiuthais is surrounded by an easily managed area of established level garden, laid mainly to grass edged with trees and bushes and bordered by fencing. Patio doors lead from the sitting/dining room to a raised decked seating area with a balcony over accessed from the upper floor lounge. Access to the property is off the road to Bonawe onto a shared track which leads to **Taigh A Ghiuthais** and other similar properties in the development, then onto the private gravelled driveway and parking area.

Timber Workshop/Store. Poly Tunnel. Greenhouse.

Mooring: The property benefits from a mooring through application to the relevant Mooring Association to transfer to the purchaser.

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage, shared with 6 other properties. Oil-fired central heating.

Home Report: Available from the Selling Agents. **EPC Rating:** C77. **Council Tax Band:** G.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Guide Price: Four Hundred & Ninety Thousand Pounds (£490,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk