



ARD BEAG CONNEL, BY OBAN PA37 1PT

- A Unique And Intriguing Detached Property
- Enjoying Marvellous Views Over Loch Etive
- Hall : Sitting Room/ Kitchen : Utility Room
- 2 Bedrooms : 2 Shower Rooms : Studio
- In Need Of Some Internal Modernisation & Upgrading
- Mature Sloping Garden : 2 Timber Sheds
- 2 Parking Spaces In Private Car Park Opposite

Guide Price £280,000

Connel is a sought-after lochside village, noted for its landmark iron bridge which spans the tidal rapids known as the Falls Of Lora. Situated some five miles from Oban, the principal town of the West Highlands, it offers an excellent range of village amenities and services which include a general store/post office, a modern medical centre, primary schooling in the nearby village of Benderloch, a church and two licensed hotels with restaurants. The village also enjoys good transport links by road and rail to the central belt with Connel Station being a stop on the Oban to Glasgow line.

Equally well suited as a holiday home or as a compact permanent home, *Ard Beag* is a unique and intriguing detached property situated on the fringe of this sought-after village and by virtue of the configuration of the accommodation, with the combined sitting room and kitchen on the upper level, enjoys marvellous views over Loch Etive and towards the Connel Bridge.



DETAILS OF ACCOMMODATION

Hall with external door to side, cork floor tiles, **Inner Hall** with ceiling light fitting, cork floor tiles.

Utility Room: 2.57m x 1.81m, window to side, stainless steel sink and drainer, wall mounted cupboard, washing machine, Rointe electric heater, ceiling light fitting, vinyl flooring.

Studio/Garden Room: 4.76m x 3.06m, external door to side, window to side, Rointe electric heater, ceiling light fitting, fitted carpet.

Bedroom 2: 2.68m x 2.64m window to side, storage heater, ceiling light fitting, fitted carpet.

Shower Room: 1.76m x 1.22m window to rear, shower enclosure with electric shower unit, sliding door and wall tiling, wc, whb, ceiling light fitting, cork floor tiles.

A staircase from the **Hall** rises to a **Half Landing** with patio doors to garden, windows/glazed panels to sides, ceiling light fitting, cork floor tiles, then on to **Upper Landing** with cupboard with shelving, Quantum Dimplex electric heater, ceiling light fitting, fitted carpet.

Sitting Room/Kitchen: 4.76m x 3.99m, with windows/glazed panels to front and to sides, fitted bookcases, wall lights, fitted carpet, **kitchen area** with wall mounted and floor standing units, stainless steel sink and drainer, wall tiling, hatch to roof space, vinyl flooring.

Bedroom 1: 3.25m x 2.75m window to front, recess with hanging rail, Rointe electric heater, ceiling light fitting, fitted carpet.

Shower Room: 1.65m x 1.30m window to side, shower enclosure with electric shower unit, waterproof wall panelling and sliding doors, built-in cupboard housing hot water tank, built-in storage cupboard, wc, whb, extractor fan, ceiling light fitting, wood effect laminate flooring.



GARDEN

Ard Beag has a mature sloping garden to the rear, bordered with a variety of shrubs, bushes and trees. To the front there is gated pedestrian access, shared with the neighbouring property, leading to a gravelled area. The property has the right to 2 parking spaces in the private car park opposite.
2 Timber Sheds.



GENERAL INFORMATION

Services: Mains electricity and water. Shared private drainage.

Council Tax: Band E. **EPC Rating:** D. **Home Report:** Available from the Agents.

Guide Price: Two Hundred & Eighty Thousand Pounds (£280,000). Offers are invited and should be submitted to the Agents.

Viewing: Strictly by prior arrangement with the Agents.

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



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