

**DAWSONS**



**FIRGROVE**  
**8 GROSVENOR CRESCENT, CONNEL, PA37 1PQ**

A Deceptively Spacious Detached Home Enjoying  
Splendid Views Towards Loch Etive And Beyond From Its Elevated  
Position On The Fringe Of This Sought-After Village

Hall : Lounge/Dining Room : Kitchen/Breakfast Room : Utility Room  
Sitting Room : Study : 3 Bedrooms  
2 Bathrooms : Cloakroom

Established Garden With Patio  
Attached Garage And Store

**Guide Price £395,000**





**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 east of Oban, the principal town of the West Highlands, it offers a good range of village amenities and services which include a medical centre, primary schooling in the nearby village of Benderloch, churches and two licensed hotels with restaurants. The village also enjoys excellent transport links by road and rail to the central belt with Connel Station being a stop on the Oban to Glasgow line.

**Firgrove** is a substantial detached one and a half storey house situated on the fringe of the village, and from its elevated position enjoys splendid views over the roof tops towards Loch Etive. The impressive property offers extremely spacious and versatile accommodation and has recently undergone considerable modernisation and upgrading which includes a new roof with solar panel, replacement kitchen and bathrooms and in September 2024 a new external oil-fired boiler was installed. Firgrove also benefits from a sizeable garden with paved patio, which all adds to the appeal of this impressive home.

### DETAILS OF ACCOMMODATION

**Hall** with half glazed external door to front, understair cupboard, coat hooks, central heating radiator, ceiling light fitting, vinyl flooring.

**Lounge/Dining Room:** 7.42m x 6.47m at widest 'L' shaped, bay window to front, windows to side, inset multi-fuel stove on slate hearth, 3 central heating radiators, 3 ceiling light fittings, fitted carpet.

**Kitchen:** 5.59m x 3.65m, windows to rear, fitted with a range of wall mounted and floor standing units with worktops, 1½ bowl sink with drainer, Evershot range cooker and 2 ring gas hob with extractor hood over, fridge/freezer, dishwasher, wall tiling, central heating radiator, recessed ceiling lights, vinyl flooring.

**Utility Room:** 3.49m x 1.70m, half glazed external door to rear, windows and glazed panels to rear, wall mounted and floor standing units, 1½ bowl sink with drainer, washing machine, central heating radiator, coat hooks, clothes pulley, extractor fan, 2 ceiling light fittings, tiled floor.

**Sitting Room:** 4.09m x 3.63m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 1:** 4.71m x 4.32m, glazed external door to front, bay window to front, built-in wardrobes with sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

**Bathroom:** 3.68m x 1.91m, window to rear, bath, shower enclosure with glazed door and waterproof wall panelling, whb in vanity unit with light and mirror over, wc, bidet, heated towel rail, central heating radiator, extractor fan, recessed ceiling lights, vinyl flooring.

**Cloak Room:** 2.28m x 1.32m, whb in vanity unit with tiling, light and mirror over, wc, central heating radiator, extractor fan, recessed ceiling lights, vinyl flooring.



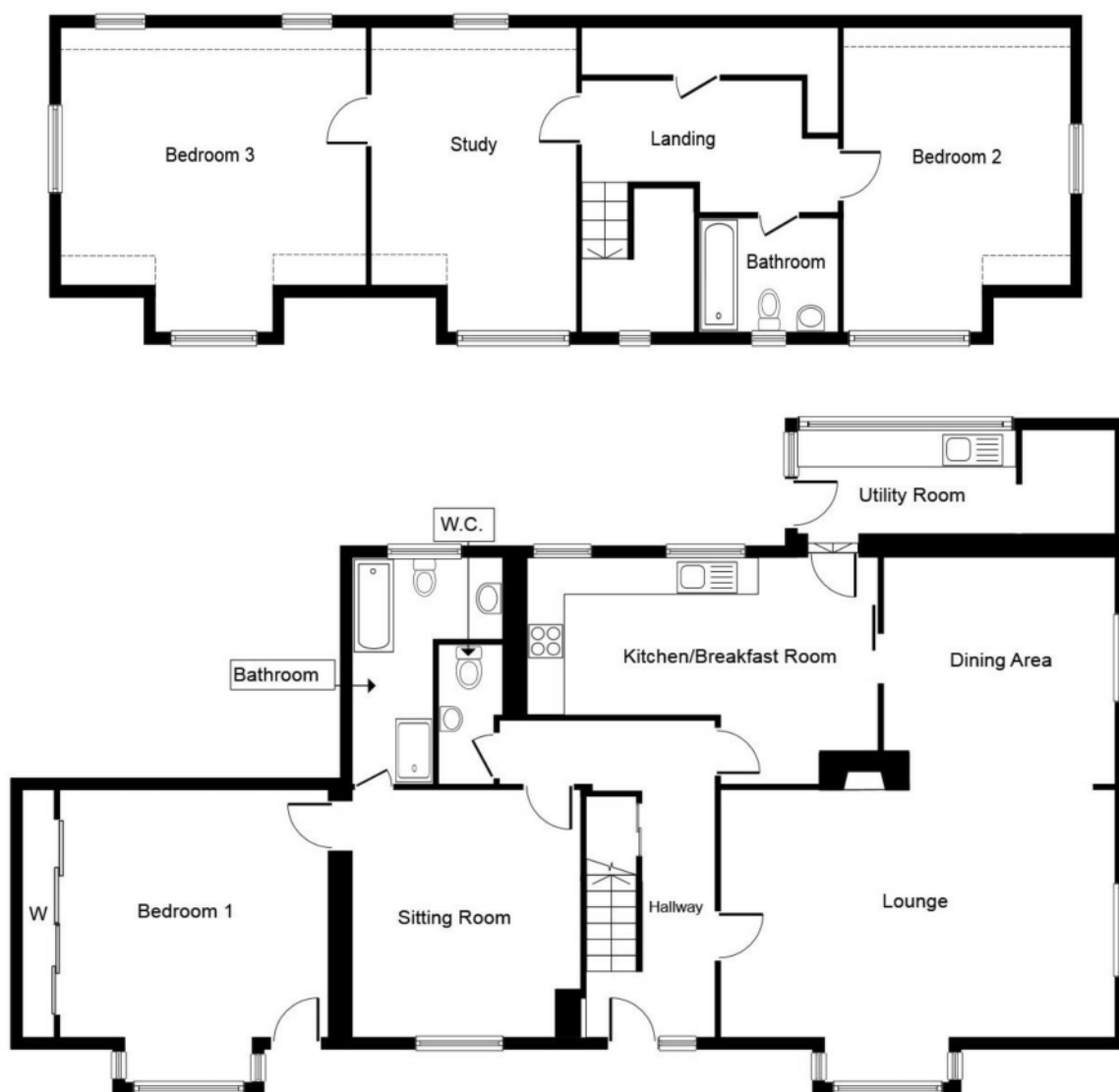
A carpeted stair rises to the **Upper Floor Landing** with window to front, eaves storage cupboard with light, central heating radiator, 2 hatches to roof space, 2 ceiling light fittings, fitted carpet.

**Bedroom 2:** 5.11m x 4.05m at widest, windows to front and to side, coombed (sloping) ceiling, eaves storage, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 3:** 5.38m x 5.17m at widest, window to front, window to side, coombed ceiling, eaves storage, central heating radiator, ceiling light fitting, fitted carpet.

**Study:** 5.12m x 4.21m at widest, window to front with fitted cupboard below, coombed ceiling, eaves storage, 2 central heating radiators, ceiling light fitting, fitted carpet.

**Bathroom:** 2.44m x 1.79m, window to front, bath with shower over and glazed screen, whb in vanity unit with mirror and light over, wc, waterproof wall panelling, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.







## GROUNDS

**Firgrove** enjoys an established garden, level to the rear and gently sloping to the front, with areas of lawn and a colourful mixture of mature shrubs, plants and bushes, bordered by trees, fencing and hedging. There is a paved patio to the front and also to the rear with a pathway surrounding the property.

**Attached Garage** with electric roller door. **Attached Store.**

## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage. External oil-fired boiler. LPG bottles for gas hob.

**Home Report:** Available from the Selling Agents. **EPC Rating:** E42. **Council Tax Band:** G.

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

**Guide Price:** **Three Hundred And Ninety Five Thousand Pounds (£395,000).** 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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