



## 12 ST CONANS ROAD, LOCHAWAWE, ARGYLL, PA33 1AL

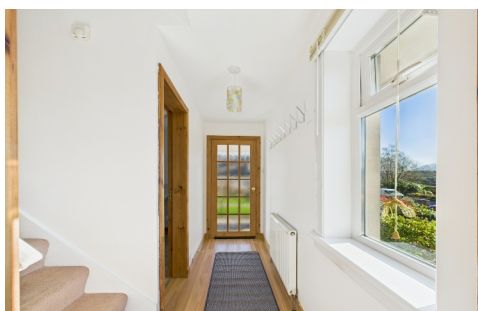
- A Well Presented Semi-Detached House
- Enjoying Fabulous Views Towards Loch Awe
- Situated In A Quiet Residential Development
- Vestibule : Hall : Sitting/Dining Room : Kitchen
- 3 Bedrooms : Bathroom
- Easily Managed Front And Rear Gardens
- Shared Parking Area

**Guide Price £180,000**

*Lochawe* is a delightful village which skirts the shores of Loch Awe, with local services including an excellent general store with post office, the Loch Awe Hotel, Ben Cruachan Inn and the St Conan's Kirk, which is the focal point for community activities and events. The village enjoys good transport links to Oban and Glasgow, with Lochawe being a stop on the rail line. Further services can be found in the village of Dalmally, some three and a half miles east, including a primary school, doctors' surgery and a popular 9 hole golf course.

*12 St Conans Road* is a well presented semi-detached house, which enjoys fabulous views towards Loch Awe and is situated in a quiet residential development of similar properties, set back from the main road, within the heart of the village. The bright and neutrally decorated accommodation offers good sized rooms and benefits from an efficient oil fired central heating system with external boiler. The easily managed areas of garden to the front and rear add to the amenity of this fine home in this sought-after village.





### DETAILS OF ACCOMMODATION

**Vestibule** with external double doors to side, glazed door to **Hall** with window to front, central heating radiator, coat hooks, ceiling light fitting, wood effect laminate flooring.

**Sitting/Dining Room:** 5.45m x 3.16m, windows to front and to rear, coal effect electric fire in wood surround, central heating radiator, 2 ceiling light fittings, wood effect laminate flooring.

**Kitchen:** 3.58m x 2.12m, external half glazed door to rear, window to rear, fitted with a range of wall mounted and floor standing units with worktops, stainless steel sink and drainer, cooker with extractor hood over, dishwasher, plumbed for washing machine, wall tiling, fitted cupboard, ceiling light fitting, wood effect laminate flooring.

**Bathroom:** 2.10m x 1.75m, window to side, corner bath with electric shower over, whb, wc, central heating radiator, recess with shelving, ceiling light fitting, vinyl flooring.

A carpeted staircase rises to the **Upper Floor Landing** with Velux roof light window to rear, eaves storage cupboard, hatch to part floored roof space with retractable ladder, ceiling light fitting, fitted carpet.

**Bedroom 1:** 3.65m x 2.57m, window to side, built-in wardrobes with double doors, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 2:** 2.74m x 2.95m, dormer window to front, coombed (sloping) ceiling, recess with shelving and hanging space, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 3:** 2.66m x 2.34m, Velux roof light window to rear, coombed ceiling, recess with shelving, central heating radiator, ceiling light fitting, wood effect laminate flooring.



### GARDEN



**12 St Conans Road** enjoys a good sized area of garden, terraced to the front and planted with a variety of established shrubs and bushes. To the rear, there is a paved area, with steps leading up to a drying green, beyond which there is a further area of sloping ground with pathways and beds, bordered by hedging. There is a shared parking area to the front with paved pathway and steps to the property.

### GENERAL INFORMATION

**Services:** Mains electricity and water. Private communal drainage. External oil fired boiler.

**Home Report:** Available from the Selling Agents. **EPC Rating:** D65. **Council Tax:** Band B.

**Guide Price: One Hundred & Eighty Thousand Pounds (£180,000).** Offers are invited and should be submitted to the Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents.

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

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