



DORUS UAINE, NORTH CONNEL, BY OBAN, PA37 1RA

- **Bungalow Of Non-Traditional Construction**
- **Situated In A Highly Regarded Residential Area**
- **In Need Of Upgrading And Modernisation**
- **With Exceptional Development Opportunities**
- **Set In Delightful Established Gardens**
- **Garage : Car Port : External Stores**

Guide Price £260,000

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.

Dorus Uaine is a detached bungalow of non-traditional construction, situated in a small cluster of similar properties, and although in need of modernisation to bring it up to a higher standard of appointment it does benefit from a recently replaced oil-fired central heating boiler and offers exceptional development potential for a purchaser to upgrade to their own tastes and requirements. The property enjoys a delightful established garden which provides a good degree of privacy, adding greatly to the overall appeal of this rarely available opportunity to transform *Dorus Uaine* into a fine modern family home.



DETAILS OF ACCOMMODATION

Vestibule with external half glazed door to front, storage cupboard, central heating radiator, ceiling light fitting, glazed door to **Hall** with cloak cupboard, storage cupboard, central heating radiator, hatch to attic space, 2 ceiling light fittings, fitted carpet.

Sitting Room: 5.42m x 3.61m, windows to front, fireplace with electric coal effect fire, 2 central heating radiators, wall lights, ceiling light fittings, recessed ceiling lights, fitted carpet.

Kitchen/Dining Room: 5.41m x 3.58m, windows to rear, fitted with a range of wall mounted and floor standing units with worktops, 1½ bowl stainless steel sink with drainer, gas hob with extractor over, electric oven, 2 larder cupboards, cupboard housing hot water tank, 2 central heating radiators, recessed ceiling lights, ceiling light fitting, carpet tiles.

Rear Hall with external door to side, central heating radiator, ceiling light fitting.

Utility Room: 3.57m x 1.75m, window to side, floor standing units, wall shelving, clothes pulley, central heating radiator, ceiling light fitting, vinyl flooring.

Toilet: 2.50m x 1.73m, window to rear and to side, whb, wc, plumbed for washing machine, central heating radiator, ceiling light fitting, carpet tiles,

Bedroom 1: 4.79m x 3.01m, window to rear, 2 built-in wardrobes, central heating radiator, wall lights, ceiling light fitting, fitted carpet.

Bedroom 2: 4.17m x 2.76m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 2.67m x 2.59m, window to front, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.62m x 1.75m, window to rear, bath with electric shower over, whb, wc, wall tiling, central heating radiator, ceiling light fitting, fitted carpet.

GARDEN

Dorus Uaine is set in delightful established garden grounds which provide a good degree of privacy and are laid mainly to lawn interspersed with an interesting variety of mature shrubs, trees and bushes and bordered by hedging and trees. Access to the property is off the road to Bonawe onto a shared road which leads to **Dorus Uaine** and other similar properties in the development, then onto the private driveway and parking area.

Detached Garage and Car Port. Two **External Stores**, one housing central heating boiler.

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Oil-fired central heating. LPG for hob.

Council Tax Band: E. **EPC Rating:** E54.

Home Report: Available from the Selling Agents.

Guide Price: Two Hundred & Sixty Thousand Pounds (£260,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Entry: By mutual agreement.

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



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

rightmove
find your happy

Zoopla
Smarter property search

PrimeLocation.com

The Property Ombudsman

APPROVED CODE
TRADING STANDARDS UK

MAYFAIR
OFFICE.CO.UK

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