

**DAWSONS**



**3 FALLS CRESCENT  
CONNEL, BY OBAN, PA37 1NX**

**An Attractive Executive Home Enjoying Views Over Loch Etive And Beyond  
To North Connel Situated In A Small Exclusive Development  
Of Similar Properties In This Sought-After Village**

**Hall : Lounge/Dining Room : Sitting Room/Study : Kitchen : Utility Room  
3 Bedrooms One With En-Suite Shower Room : Bathroom : Cloak Room**

**Easily Managed Garden With Monobloc Driveway  
Attached Garage : Timber Shed**

**Guide Price £390,000**

**Independent Estate Agents of Argyll and the West Highlands**





**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, a village hall which hosts many activities and events, churches and two licensed hotels with restaurants. Primary schooling is provided in the nearby villages of Benderloch and Dunbeg. The village enjoys excellent transport links by road and rail to the central belt with Connel Station being a stop on the Oban to Glasgow line.

**Falls Crescent** is a small exclusive development of superior quality homes situated within walking distance of the village amenities with **Number 3** enjoying a pleasant open outlook towards Loch Etive and North Connel beyond. The generously proportioned accommodation is arranged over two floors and provides an ideal layout for family living. Particular features of note are the impressive entrance hall, the combined lounge/dining room which leads to the sitting room/study, with both rooms taking advantage of the views. The kitchen has an extensive range of modern units and there is ample space for a dining table, with the adjoining utility room providing further storage. The three bedrooms, which are all a good size, are on the first floor with the principle bedroom benefiting from an en-suite shower room. In addition there is an easily maintained garden with attached garage, which all adds to the appeal of this most attractive family home.

### DETAILS OF ACCOMMODATION

**Hall** with half glazed external door to rear, 2 central heating radiators, recessed ceiling lights, wood effect laminate flooring.

**Lounge/Dining Room:** 8.83m x 3.89m, glazed external door to decked seating area with glazed panels to sides, window to front, 2 central heating radiators, ceiling light fitting, recessed ceiling lights, wood effect laminate flooring.

**Sitting Room/Study:** 3.21m x 2.83m, window to front, central heating radiator, hatch to roof space, ceiling light fitting, wood effect laminate flooring.

**Walk-in Cupboard** with coat hooks, shelving, ceiling light fitting, wood effect laminate flooring.

**Cloakroom:** 1.86m x 1.71m, window to rear, built-in cupboard with sliding doors housing hot water tank, wc, whb, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.

**Kitchen:** 5.06m x 3.83m, window to rear, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl stainless steel sink with drainer, ceramic hob with stainless steel extractor hood over, double oven, integrated dishwasher, integrated freezer, central heating radiator, extractor fan, recessed ceiling lights, vinyl flooring.





**Utility Room:** 2.99m x 1.77m, external door to front, window to rear, fitted with floor standing units with work tops, stainless steel sink with drainer, plumbed for washing machine, space for tumble dryer, oil-fired central heating boiler, central heating radiator, ceiling light fitting, vinyl flooring.

A carpeted staircase rises to the **Upper Floor Landing** with linen cupboard, hatch to roof space, ceiling light fitting, fitted carpet.

**Bedroom 1:** 4.51m x 3.82m, window to front, fitted wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet, **En Suite:** 2.11m x 1.78m, window to side, corner shower enclosure with glazed door and waterproof wall panelling, whb, wc, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.

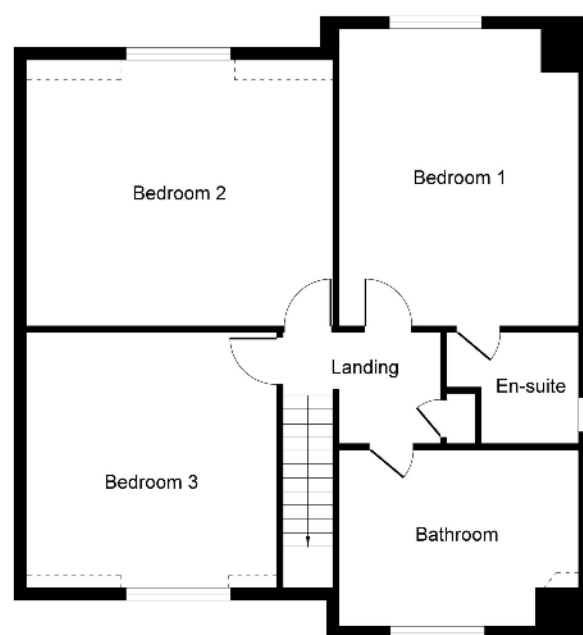
**Bedroom 2:** 4.81m x 3.84m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 3:** 3.69m x 3.66m, window to rear, fitted wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

**Bathroom:** 3.81m x 2.82m, window to rear, freestanding bath, corner shower enclosure with glazed door and waterproof wall panelling, whb, wc, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.



Ground Floor



First Floor





## GARDEN

**3 Falls Crescent** is surrounded by a good sized and easily maintained garden, bordered with stone walls, hedging and fencing and interspersed with a variety of trees and bushes. There is a large area of level lawn to the side and to the front there is a raised decked seating area with access from the lounge. The approach is off the main road through the village to the development entrance and on to the monobloc driveway for **Number 3**.

**Attached Garage** with electric roller door, light and power. **Timber Shed**.

## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage. Oil-fired central heating. Roof mounted solar panels providing hot water.

**Council Tax:** Band F. **EPC Rating:** C78.

**Home Report:** Available from the Selling Agents.

**Guide Price:** Three Hundred & Ninety Thousand Pounds (£390,000). 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 to allow the transaction to proceed.



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