



AIRLIE COTTAGE, NORTH CONNEL BY OBAN, PA37 1RD

- An Extremely Well Maintained Bungalow
- Enjoying Fabulous Views Over Loch Etive
- Of Non-Traditional Dorran Construction
- Attractively Presented Accommodation
- Vestibule : Hall : Sitting Room : Dining Kitchen
- 2 Bedrooms : Shower Room : Utility Room
- Delightful Established Garden
- Driveway : Timber Store : Decked Seating Area

Guide Price £280,000

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.

Airlie Cottage is an extremely well maintained detached bungalow of non-conventional Dorran construction, peacefully situated in a small pocket of individual properties just off the North Connel to Bonawe road, and from its elevated position enjoys fabulous far reaching views over Loch Etive to Ben Cruachan and the surrounding countryside. The attractively presented accommodation is light and airy and benefits from a oil fired central heating system augmented by a wood burning stove in the sitting room, together with a modern kitchen and shower room and excellent storage. The delightful established garden which extends to around one third of an acre adds greatly to the appeal of this most desirable home.



DETAILS OF ACCOMMODATION

Vestibule: 2.29m x 1.12m, external door to front, coat hooks, central heating radiator, ceiling light fitting, wood flooring.

Hall with storage cupboard, central heating radiator, 2 ceiling light fittings, fitted carpet.

Sitting Room: 6.53m x 3.10m, bay window to views, window to side, French doors to garden, inset wood burning stove on slate hearth, 2 central heating radiators, 2 ceiling light fittings, fitted carpet.

Kitchen: 3.95m x 3.35m, 2 windows to front, fitted with a range of wall mounted and floor standing units with worktops, stainless steel sink with drainer, pull-out larder cupboard, ceramic hob with extractor hood over, double oven, integrated fridge/freezer, integrated dishwasher, central heating radiator, hatch to roof space, recessed ceiling lights, laminate tiled floor.

Utility Room: 2.29m x 1.12m, window to side, central heating boiler, washing machine, clothes pulley, extractor fan, ceiling light fitting, laminate tiled floor.

Bedroom 1: 3.47m x 3.11m, window to view, 2 built-in cupboards, built-in wardrobe with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 2.96m x 2.83m, window to side, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

Shower Room: 2.83m x 2.00m, window to front, shower enclosure with waterproof wall panelling and glazed sliding doors, wc, bidet, whb in vanity unit with mirror over, mirrored wall cabinet, heated towel rail, extractor fan, ceiling light fitting, fitted carpet.



GARDEN

Airlie Cottage sits in grounds which extends to around one third of an acre providing a most delightful combination of lawns, mature trees, shrubs and bushes, together with a large view facing decked seating area. In addition, there is a gravel driveway with a good sized parking area.

Timber Store on concrete base with light and power.



GENERAL INFORMATION

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

Council Tax Band: E. **EPC Rating:** D57.

Home Report: Available from the Selling Agents.

Viewing: By appointment with the Selling Agents.

Guide Price: Two Hundred & Eighty Thousand Pounds (£280,000). 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.

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