



## 8 St Conan's Road

Lochawe | Argyll | PA33 1AL

Offers Over £175,000

**Fiuran**  
PROPERTY



# 8 St Conan's Road

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8 St Conan's Road is a beautifully presented 3 Bedroom semi-detached House in the picturesque village of Lochawe, with stunning loch views and lovingly maintained garden.

Special attention is drawn to the following:

## Key Features

- Charming 3 Bedroom semi-detached House
- Beautifully presented throughout
- Magnificent views of Loch Awe & the hills beyond
- Picturesque village, 20 miles from Oban
- Porch, spacious Lounge, fitted Kitchen/Diner
- 3 double Bedrooms, modern Bathroom
- Excellent storage including large, floored Loft
- Double glazing throughout
- Electric storage heating
- White goods, window coverings & flooring included
- Items of furniture available under separate negotiation
- Garden grounds to front & rear
- Garage located nearby
- Free on street parking to the front
- Local amenities including shop & restaurant



8 St Conan's Road is a beautifully presented 3 Bedroom semi-detached House in the picturesque village of Lochawe, with stunning loch views and lovingly maintained garden.

The ground floor accommodation comprises entrance Porch, Hall with stairs rising to the first floor, bright & spacious Lounge with attractive electric fire, entertaining Kitchen/Diner with a range of white goods, and downstairs Bedroom.

The first floor offers 2 further double Bedrooms (with excellent storage) and a modern Bathroom. There is also a large, floored Loft space with lighting. In walk-in condition, the property is fully double glazed, with electric storage heating.

The private garden to the rear of the property is filled with an array of attractive trees, plants & shrubs, making it an ideal garden for butterflies, bees, and birds. There is further garden ground to the front of the property, and free on-street parking. Furthermore, the property comes with a Garage located nearby.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via entrance at the front into the Porch or at the side into the Kitchen.

### **GROUND FLOOR: PORCH**

With window to the front elevation, fitted carpet, and door leading to the Hall.

### **HALL**

With stairs rising to the first floor, fitted carpet, and doors leading to the Lounge and Bedroom One.

### **LOUNGE** 6.35m x 3.35m

With dual aspect windows to the front & rear elevations, electric storage heater, attractive electric fire, fitted carpet, and door leading to the Kitchen/Diner.

### **KITCHEN/DINER** 4.25m x 4m (max)

Fitted with a range of white floor & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, extractor hood, slimline dishwasher, fridge, washing machine, condenser tumble dryer, electric storage heater, under-stair storage cupboard, tile effect flooring, windows to the rear & side elevations, and external door leading to the side of the property.





**BEDROOM ONE** 3.2m x 2.15m

Currently used as a music room, with windows to the front elevation, shelved recess, electric storage heater, and fitted carpet.

**FIRST FLOOR: UPPER LANDING**

With fitted carpet, and doors leading to both Bedrooms and the Bathroom.

**BEDROOM TWO** 3.8m x 3.5m (max)

With windows to the front elevation, built-in wardrobes, wall-mounted electric heater, fitted carpet, and access to the Loft.

**BEDROOM THREE** 3.2m x 3.15m

With windows to the side elevation, built-in wardrobes, wall-mounted electric heater, and fitted carpet.

**BATHROOM** 2m x 1.65m

With modern white suite comprising P-shaped bath with mixer shower over, WC & wall-mounted vanity wash basin, chrome heated towel rail, Respatex style wall panelling, wood effect flooring, and window to the rear elevation.

**GARDEN**

The attractive garden grounds to the front & rear of the property are filled with a variety of attractive trees, plants, flowers, and shrubs. The rear garden is tiered, with gravelled areas and small stone walls. The rural setting makes it a haven for local wildlife. There is a timber garden shed, freezer shed, greenhouse and patio areas. There is free on-street parking to the front of the property, and a brick-built Garage nearby.



## 8 St Conan's Road, Lochawe



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



## GENERAL INFORMATION

**Services:** Mains water & electricity.  
Drainage to shared Oxigest septic tank.

**Council Tax:** Band C

**EPC Rating:** D59

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Lochawe village has a well-stocked general store with Post Office facilities, and the Ben Cruachan Inn, a popular restaurant with bar. There is a railway station where the Glasgow-Oban train stops for passengers wishing to travel in either direction. There is also a regular bus service to and from Oban to Glasgow. The town of Oban is approximately 24 miles to the west, where a full range of services and amenities can be found.

## DIRECTIONS

From Oban, take the A85 Glasgow road. Pass through the villages of Connel and Taynuilt. Upon reaching Lochawe, before passing St Conan's Kirk on the right, take a left into St Conans Road, and bear to the left. No.8 is on the right, and can be identified by the For Sale sign.

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Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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