



Burnbank, Achnacreeamore

North Connel | Argyll | PA37 1RD

Guide Price £450,000

Fiuran
PROPERTY

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Burnbank is an exquisite 4 Bedroom detached Family Home with large Garage/Workshop. Located in the sought-after village of North Connel, it is immaculately presented throughout with beautiful open views.

Key Features

- Beautifully presented 4 Bedroom detached House
- Lovely countryside views towards Ben Lora & Ben Cruachan
- Within walking distance of Loch Etive
- Located in quiet cul-de-sac with shared access road
- Oil central heating & double glazing throughout
- Modern features including ceiling downlights
- Stunning Lounge with statement wood burning stove
- Large, fitted Kitchen/Diner with integrated white goods
- Window coverings & flooring included in sale
- 4 En Suite Bedrooms (2 on ground floor)
- Excellent storage, including 2 large Loft spaces
- Cathedral ceiling, wooden beams & Apex windows in Lounge
- Well maintained garden with composite decking
- Timber shed, log store & polytunnel
- Detached Garage/Workshop with power & lighting
- Private parking for several vehicles



Burnbank is an exquisite 4 Bedroom detached Family Home with large Garage/Workshop. Located in the sought-after village of North Connel, it is immaculately presented throughout with beautiful open views.

The ground floor accommodation comprises entrance Porch with Utility Room off, spacious Hallway with staircase rising to the first floor, stunning open plan Lounge/Dining Area with wood burning stove, cathedral ceiling & Apex windows, fitted Kitchen/Diner with integrated white goods & glazed French doors leading to the decking, 2 double Bedrooms (both with En Suite Shower Rooms), and a ground floor WC.

The first-floor accommodation has a landing area with a built-in storage cupboard, and 2 further double Bedrooms, both with built-in wardrobes and En Suite Bathrooms.

The mostly enclosed garden is mainly laid to lawn and houses a timber garden shed, log store, polytunnel, and raised beds. There is a gravelled driveway providing private parking for several vehicles.

APPROACH

Via gravelled driveway into the private parking area, and entrance at the rear into the Porch.

GROUND FLOOR: PORCH 2.45m x 2.4

With window to the rear elevation, radiator, wooden flooring, and doors leading to the Utility Room and Hallway.

UTILITY ROOM 2.8m x 2.45

Fitted with base units, worktop, stainless steel sink & drainer, oil-fired boiler, space for washing machine & tumble dryer, ceiling pulley, vinyl flooring, and window to the rear elevation.

HALLWAY

With carpeted staircase rising to the first floor, under-stair storage cupboard, radiator, large cloak cupboard (housing the hot water cylinder), opening to the Dining Area, and doors leading to Bedroom One, Bedroom Two, and the WC.

DINING AREA 6.1m x 3.1m

Open plan to the Lounge, with radiator, wooden floor, and door leading to the Kitchen.



LOUNGE 6.1m x 6.05m

With Apex windows to the front elevation, 2 further windows to the side elevation, radiator, statement wood burning stove, cathedral ceiling with wooden beams, wooden floor, and glazed French doors leading to the decking.

KITCHEN/DINER 6.3m x 3m

Fitted with a range of modern base & wall mounted units, complementary wooden work surfaces, centre island/breakfast bar, Belfast sink, tiled splash-backs, built-in double oven & grill, ceramic hob, integrated fridge/freezer & dishwasher, radiator, wooden flooring, window to the side elevation, and 2 sets of glazed French doors leading to the decking.

BEDROOM ONE 4.4m x 3.35m

With windows to the rear & side elevations, radiator, large built-in wardrobe, fitted carpet, and door leading to the En Suite.

BEDROOM ONE EN SUITE SHOWER ROOM 2.7m x 1.8m

With modern white suite comprising WC & wash basin, tiled shower enclosure with mixer shower, heated towel rail, tiled flooring, and window to the side elevation.

BEDROOM TWO 4.2m x 3.45m (max)

With window to the rear elevation, radiator, built-in wardrobe, fitted carpet, and door leading to the En Suite.

BEDROOM TWO EN SUITE SHOWER RM 2.6m x 1.7m (max)

With modern white suite comprising WC & wash basin, tiled shower enclosure with mixer shower, heated towel rail, tiled flooring, and window to the side elevation.

WC 1.7m x 1.65m

With modern white suite comprising WC & wash basin, and wooden flooring.



UPPER LANDING

With Velux style window to the rear elevation, built-in cupboard, fitted carpet, Loft access, and doors leading to Bedroom Three and Bedroom Four.

BEDROOM THREE 4.55m x 4.4m

With dormer windows to the front elevation, radiator, built-in wardrobes, fitted carpet, and door leading to the En Suite.

BEDROOM THREE EN SUITE BATHROOM

4.85m x 2.4m (max)

With modern white suite comprising bath, WC & vanity wash basin, tiled shower enclosure with mixer rain shower, heated towel rail, tiled flooring, and Velux style window to the front elevation.

BEDROOM FOUR 3.6m x 3.4m

With Velux style window to the rear elevation, radiator, built-in wardrobe, fitted carpet, and door leading to the En Suite.

BEDROOM FOUR EN SUITE BATHROOM 3m x 2.4m

With modern white suite comprising bath with mixer rain shower over, WC & wash basin, heated towel rail, tiled floor, and window to the side elevation.

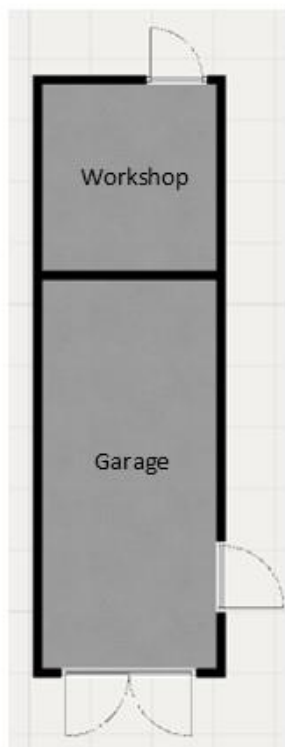
GARAGE 6.5m x 2.8m & WORKSHOP 3.1m x 2.8m

With doors to the rear, side & front elevations, power, lighting, polycarbonate skylights, and windows to the side.

GARDEN

The mostly enclosed garden is mainly laid to lawn and has been well maintained. There is a timber garden shed, log store, polytunnel and various raised beds, along with an area of composite decking which can be accessed from the Kitchen/Diner and Lounge. The gravelled driveway and private parking area to the rear provides private parking for several vehicles.





Burnbank, North Connel



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, and drainage. Oil tank.

Council Tax: Band G

EPC Rating: C71

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

Burnbank is located approximately 6 miles from the popular West Highland seaside town of Oban, which is known as the gateway to the isles and benefits from a variety of shops, numerous restaurants & bars, a public library, general hospital, a modern leisure centre & pool, cinema, a secondary school, and a wide range of outdoor pursuits. The village of Benderloch is just over 2 miles away and offers a general store, petrol station, café, church, village hall & highly regarded primary school. There are also numerous beaches and a cycle path nearby.

DIRECTIONS

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after crossing Connel bridge, turn right signposted North Connel (East) and Bonawe. After approximately 1.5 miles, you will reach a crossroads. Turn right (following the sign for Bonawe), and immediately left into Mossbank. Turn right and follow the road round to the left. Take a left before 'Shiaba', and Burnbank is at the end of the driveway.

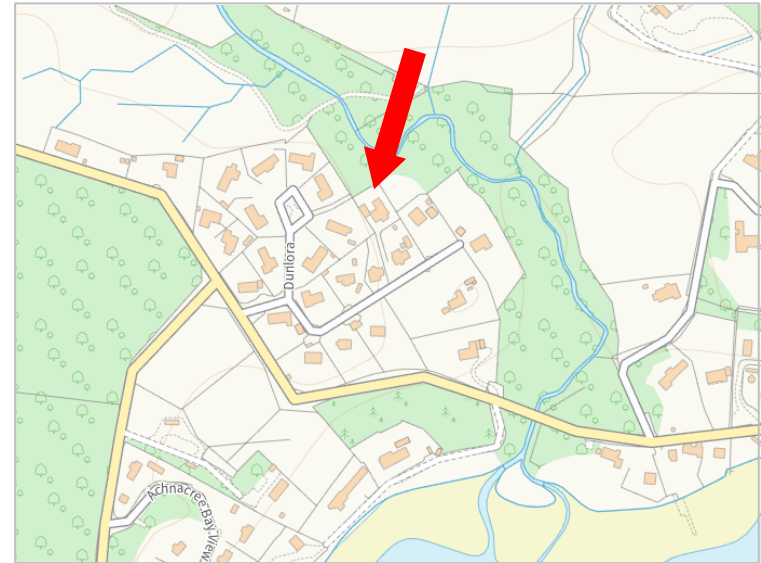
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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