



## Dunlora, 6 Moss Park

North Connel | Argyll | PA37 1TD

Guide Price £380,000

**Fiuran**  
PROPERTY



# Dunlora, 6 Moss Park

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Dunlora is a spacious 4 Bedroom detached Bungalow with integral garage and lovely open views to the rear, located in a quiet cul-de-sac in the sought-after village of North Connel.

Special attention is drawn to the following:-

## Key Features

- Spacious 4 Bedroom detached Bungalow
- Quiet cul-de-sac, 7 miles from Oban
- Hallway, Kitchen/Diner, Utility Room
- Lounge, 4 Bedrooms, En Suite, Bathroom
- Large, insulated Loft space
- Modern features throughout
- New windows & doors fitted in 2023
- Effective electric heating & wood burning stove
- Underfloor heating to Bathroom & En Suite
- Excellent storage, with fitted wardrobes
- Integral Garage & private parking
- Beautiful garden with open countryside views



Dunlora is a spacious 4 Bedroom detached Bungalow with integral garage and lovely open views to the rear, located in a quiet cul-de-sac in the sought-after village of North Connel.

The accommodation comprises spacious entrance Hallway, modern fitted Kitchen/Diner with glazed doors to the garden, Utility Room, spacious Lounge with wood burning stove, 4 double Bedrooms (one with En Suite Shower Room), and contemporary Bathroom. There is also a substantial Loft space which has been fully insulated.

The property benefits from replacement windows & doors and an effective electric heating system. In addition to the large integral Garage, there is a substantial gravelled driveway with private parking for several vehicles.

The beautifully landscaped garden offers an attractive outdoor space, with wonderful countryside views to the rear.

### APPROACH

Via private parking to the front of the property and entrance at the front into the Hallway, or at the rear into the Utility Room.

### HALLWAY

With large cloak cupboard at entrance, access to the Loft, wall-mounted electric heater, ceiling downlights, fitted carpet, and doors leading to the Kitchen/Diner, Lounge, Bathroom and all Bedrooms.

### KITCHEN/DINER 5.8m x 5.35m (max)

Fitted with a range of modern cream base & wall mounted units, complementary wood effect work surfaces over, stainless steel sink & drainer, tiled splash-backs, built-in double oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, wall-mounted electric heater, ceiling downlights, window to the rear elevation, dark wood effect flooring, glazed doors leading to the garden from Dining area, and door leading to the Utility Room from Kitchen area.





**UTILITY ROOM** 2.9m x 1.75m

Fitted with a range of cream base & wall mounted units, complementary wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, washing machine, tumble dryer, dish-washer, dark wood effect flooring, ceiling downlights, window to the side elevation, and external door leading to the garden.

**LOUNGE** 5.6m x 4.9m

With windows to the front & side elevations, wood burning stove, 2 wall-mounted electric heaters, ceiling downlights, and fitted carpet.

**BEDROOM ONE** 3.95m x 2.9m

With window to the rear, wall-mounted electric heater, fitted carpet, built-in mirrored wardrobe, and door leading to the En Suite.

**EN SUITE SHOWER ROOM** 2m x 1.75m

With modern white suite comprising WC & wall-mounted vanity wash basin, corner shower enclosure with electric shower, window to the rear elevation, chrome heated towel rail, ceiling downlights, partially tiled walls, and tiled flooring with underfloor heating.

**BEDROOM TWO** 4.1m x 3.15m

With window to the front elevation, 2 built-in mirrored wardrobes, wall-mounted electric heater, and fitted carpet.



**BEDROOM THREE** 3.55m x 3.15m

With window to the front elevation, wall-mounted electric heater, and fitted carpet.

**BEDROOM FOUR** 3.2m x 2.9m

With window to the rear elevation, built-in mirrored wardrobe, wall-mounted electric heater, and fitted carpet.

**BATHROOM** 2.9m x 1.75m

With modern white suite comprising P-shaped bath with mixer rain shower over, WC & wall-mounted vanity wash basin, window to the rear elevation, ceiling downlights, chrome heated towel rail, partially tiled walls, and tiled flooring with underfloor heating.

**GARAGE**

Large integral Garage with lighting & power.

**GARDEN**

The beautifully landscaped garden grounds house an array of attractive shrubs & trees, with wonderful countryside views to the rear. Surrounding the property and mainly laid to lawn, the garden boasts a patio area to the side and gravelled areas to the rear. The property also includes a gravelled driveway with space for several vehicles. There is also an outside tap.





## 6 Mosspark, 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 & drainage.

**Council Tax:** Band F

**EPC Rating:** E46

**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

With a thriving community, North Connel is a quiet rural location with its own village hall, hotel/restaurant, airstrip for light aircraft, and bus service. It is only a few minutes' drive from the villages of Connel and Benderloch and their local amenities. The village of Connel has two hotels/restaurants and a doctors' surgery, as well as a railway station with links to Oban and Glasgow. There are further facilities and services available in Oban, some 6 miles away.

## 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 Mossspark. Follow the road round to the left and you will see Dunlora on the right.

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.

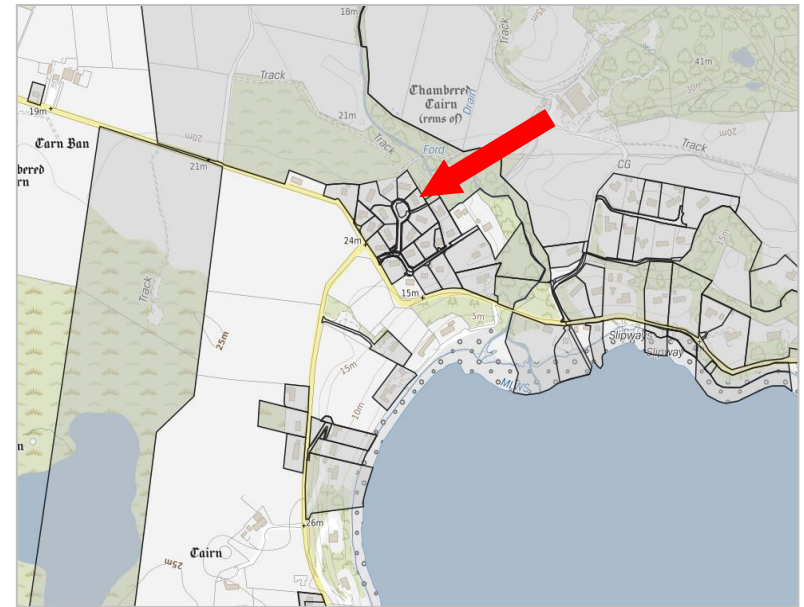
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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

PROPERTY

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