



## 4 Deirdre

Connel | Argyll | PA37 1PL

Guide Price £175,000

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PROPERTY



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4 Deirdre is a rarely available 2 Bedroom semi-detached Bungalow offering improvement potential. Located in an elevated position in the popular village of Connel, it boasts partial loch views and private garden ground.

Special attention is drawn to the following:

### Key Features

- 2 Bedroom semi-detached Bungalow
- In need of upgrading/modernisation
- Located in popular village of Connel
- Elevated views of Loch Etive & Ben Cruachan
- Kitchen, Lounge/Diner, 2 Bedrooms, Bathroom
- Multi-fuel stove with back-boiler
- Easily maintained garden ground to front & rear
- Free on-street parking
- Potential to add extension (subject to consents)
- Bus stop, train station & pubs nearby
- Sold as seen, with no chain



4 Deirdre is a rarely available 2 Bedroom semi-detached Bungalow offering improvement potential. Located in an elevated position in the popular village of Connel, it boasts partial loch views and private garden ground.

The accommodation comprises entrance Hallway, fitted Kitchen with door leading to the rear garden, spacious Lounge/Diner with solid fuel stove, 2 double Bedrooms, and a family Bathroom. There is also a Loft space.

Externally, there is a lovely garden to the front of the property, with wonderful views of Loch Etive and Ben Cruachan. There is also a south-facing garden to the rear.

4 Deirdre is ideally situated for access to the village amenities, however there is also a bus stop and train line nearby, offering links to the town of Oban.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via on-street parking to the front of the property, and entrance at the front into the Hallway or at the rear into the Kitchen.

### **HALLWAY**

With radiator, wooden floorboards, and doors leading to the Lounge/Diner, both Bedrooms, and the Bathroom.

### **KITCHEN** 3.6m x 2.3m

Fitted with a range of base & wall mounted units, work surfaces over, stainless steel sink & drainer, Respatex style splash-backs, electric cooker (no guarantee provided), access to the Loft, 2 windows to the rear elevation, glazed sliding door leading to the Lounge /Diner, and external door leading to the rear garden.

### **LOUNGE/DINER** 4.5m x 3.9m

With windows to the front elevation, radiator, recess with built-in storage, wooden floorboards, and tiled fireplace with solid-fuel stove (with back boiler).





**BEDROOM ONE** 3.6m x 3.4m (max)

With windows to the front elevation, wooden floorboards, and radiator.

**BEDROOM TWO** 3.6m x 3.4m (max)

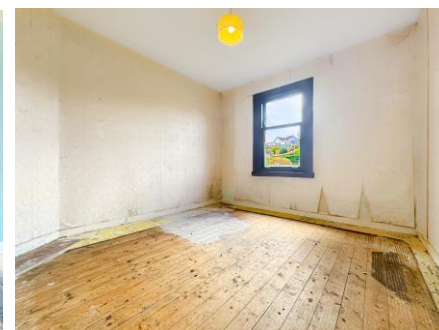
With window to the rear elevation, wooden floorboards, and radiator.

**BATHROOM** 2.3m x 1.6m

With bath with electric shower over, WC & vanity wash basin, Respatex style wall panelling, wooden floorboards, and window to the rear elevation.

**GARDEN**

The enclosed front garden is partially laid to grass with some shrubs/trees. There is a pathway leading to the front door and continuing round to the rear of the property. The enclosed rear garden is also mainly laid to grass. There is potential to add an extension to the property (subject to relevant consents).



## 4 Deirdre, 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 C

**EPC Rating:** E50

**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, the village of Connel is a short drive from Oban on the Glasgow road. It is a vibrant village with an excellent doctors' surgery, as well as a railway station with links to Oban and Glasgow. There is a village hall as well as two popular hotel/pub/restaurants. There are further facilities and services available in Oban, some 5 miles away.

## DIRECTIONS

From Oban take the A85 road to Connel. Drive under the bridge, and take a right opposite the Connel Surgery. Drive up the hill, and 4 Deirdre is located 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.

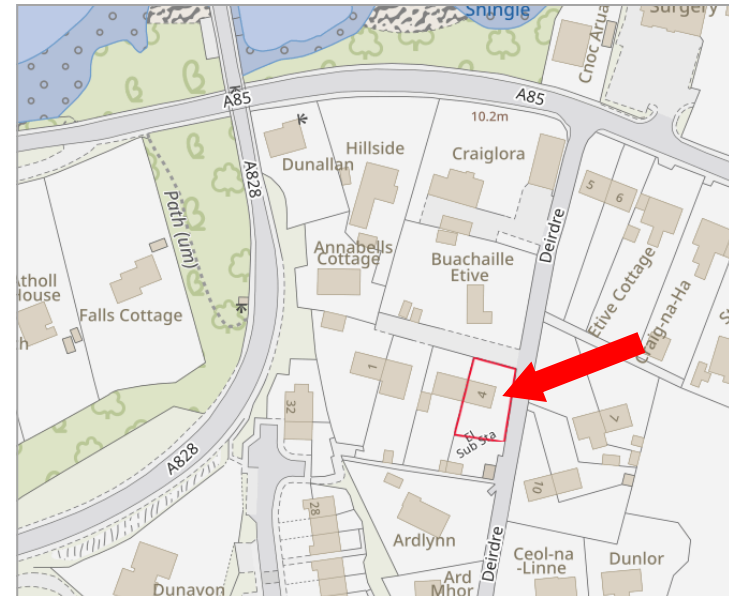
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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