



## 6 Bed Detached House

Guide Price: £560,000

Almar, Old Shore Road, Connel, by Oban, Argyll, PA37 1PT

Bright and spacious family home set in a highly sought after and peaceful location on the edge of Connel village with partial Loch Etive views. The property extends to 225 sq.m of living space with energy saving features including solar PV panels, air source heating and hot water system. Local attractions and amenities include The Oyster Inn, doctors surgery, tearoom, church, train station connecting Oban and Glasgow. The area attracts outdoor and sailing enthusiasts with country walks, a sheltered bay and Dunstaffnage Marina nearby. A short 5 mile commute by rail or road takes you to Oban with major amenities. Comprising; Lounge, open plan kitchen/diner, 5 double bedrooms (3 ensuite), 1 single bedroom, modern family bathroom, 1 further shower room and WC, Utility and study/nursery/hobby room. The property further benefits from well maintained gardens with patio, integral garage/workshop, garden shed, plenty of storage throughout including floored loft, multifuel stove in the lounge and open fire in master bedroom. Private driveway with space for several vehicles or boat storage. Highspeed broadband, 4G and digital TV are available. EPC rating C78 - Council Tax Band G.



  
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#### Entrance/Inner Hallway 6.77m x 2.04m

Timber entrance door with opaque glazed insert and side panel to spacious inner hallway. Solid oak flooring, central heating radiator, spotlighting and smoke detector. Stairs to first floor accommodation. Ample room for hallway furniture and two large storage cupboards. Towards the end of the hallway a staircase leads to bedroom two located over the garage.

#### Cloakroom 1.76m x 1.22m

Ideally located space for outdoor clothing and footwear. Coat hooks, shelving, central heating radiator, opaque window to side, carpeted flooring and spotlighting.

#### Lounge 5.02m x 4.01m

Welcoming family room with ample space for freestanding lounge furniture. Window views to the front. Handsome multifuel stove with marble surround provides the focal point in the room. Carpeted flooring, socket points, central heating radiator, feature wall lighting, tv point and smoke detector.

#### Open Plan Kitchen/Diner 8.01m x 3.61m

Light and bright family kitchen/diner with window views and access to the rear gardens. Oak wall and base units in shaker style with chunky steel handles, various storage options including pull out rack systems. Space and plumbing for white goods, composite sink with mixer tap. Tiled flooring, space for freestanding cooker, designer glass backsplash and spotlighting. Dining area has sliding glazed doors to rear gardens and patio area. Plenty of room for large table/chairs, solid oak flooring, socket points, wall mounted tv point, pendant lighting and wall mounted tv point.

#### Utility 2.01m x 1.62m

Accessed from kitchen or external timer door with space and plumbing for white goods. Vinyl flooring, wall units and tiling to walls.

#### Shower room 1.62m x 0.91m

Located off the utility. Two piece suite with electric shower enclosure and WHB. Carpeted flooring, spotlighting, tiled splashbacks and extractor fan.

#### Bedroom One (with ensuite) 3.66m x 2.73m

Good sized double bedroom with window views to the front. Pendant lighting, carpeted flooring, fitted bedside storage, central heating radiator, socket points. Inbuilt wardrobe and access to ensuite.

#### Ensuite wet room 1.83m x 1.69m

Three piece suite with thermostatic shower, WHB with vanity storage below and WC. Non slip flooring, heated towel rail, wall mounted toilet tissue and towel holder, spotlighting and extractor fan.

#### Nursery/Study 2.81m x 2.61m

Currently utilised as a hobby room with versatile space has window views to the rear gardens. Carpeted flooring, central heating radiator, socket points, pendant lighting and storage cupboard.

#### WC 1.62m x 0.80m

Two piece suite with WHB and WC. Vinyl flooring and wall paper coverings, wall mounted towel and toilet tissue holders, extractor fan and spotlighting.

#### Bedroom Two 5.61m x 2.35m

Carpeted staircase leads to this bedroom over the garage with feature timber inbuilt wall display units. Lots of natural light coming from dual aspect Velux with views to the loch at the front and gardens to the rear. Inbuilt wardrobe, central heating radiator, laminate flooring, socket points and loft hatch access.

#### First Floor Landing 3.90m x 1.92m

From main entrance hallway an inviting carpeted staircase with timber balustrade and feature lighting leads to first floor accommodation. Velux natural light from above. Carpeted upper hallway with loft hatch access, smoke detector and socket points.

#### Bedroom Three 3.54m x 3.03m

Good sized double bedroom with stunning elevated loch views window views. Feature wallpaper coverings, pendant lighting, carpeted flooring, central heating radiator, socket points. Triple inbuilt mirrored wardrobes and eves storage cupboard.

#### Bedroom Four 4.12m x 2.91m

Good sized double bedroom with window views to rear gardens. Feature wallpaper coverings, pendant lighting, carpeted flooring, central heating radiator, socket points and tv point. Triple inbuilt mirrored wardrobes.

#### Family bathroom 3.47m x 2.68m

Contemporary four piece suite in spacious family bathroom with opaque window to rear. Designer bath tub with floor uplighting, floor mounted mixer tap and shower attachment, large quadrant enclosure and electric shower, modern WC and WHB with white gloss vanity drawers below. feature heated towel rail, tiling to walls, wood effect vinyl flooring, pendant lighting and extractor fan.

#### Bedroom Five (with ensuite) 4.03m x 2.99m

Good sized double bedroom with window views to rear gardens. Feature wallpaper coverings, pendant lighting, carpeted flooring, central heating radiator, socket points and tv point. Double inbuilt mirrored wardrobes. Access to ensuite.

#### Ensuite Shower room 2.92m x 1.02m

Modern three piece suite with walk in thermostatic shower enclosure, wet wall panelling splashback, WHB with vanity storage below in teal shade and WC. Opaque Velux to rear, wall mounted toilet tissue holder, decorative wet wall strip with silver trim, extractor fan and vinyl flooring.

#### Master bedroom Six (with ensuite/dressing room) 4.72m x 4.40m

Wonderful master suite with superb elevated views towards Loch Etive and the Connel Bridge beyond. Feature open fire with marble effect hearth and decorative surround. Wallpaper coverings, carpeted flooring, central heating radiator, socket points and wall mounted tv point. Lots of space for freestanding bedroom furniture. Access to dressing room and ensuite shower room.

#### Dressing room 1.95m x 1.87m

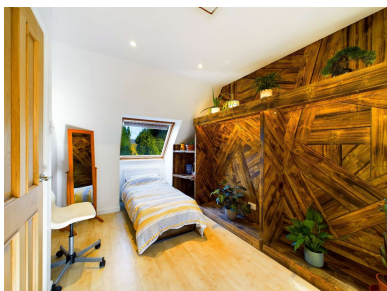
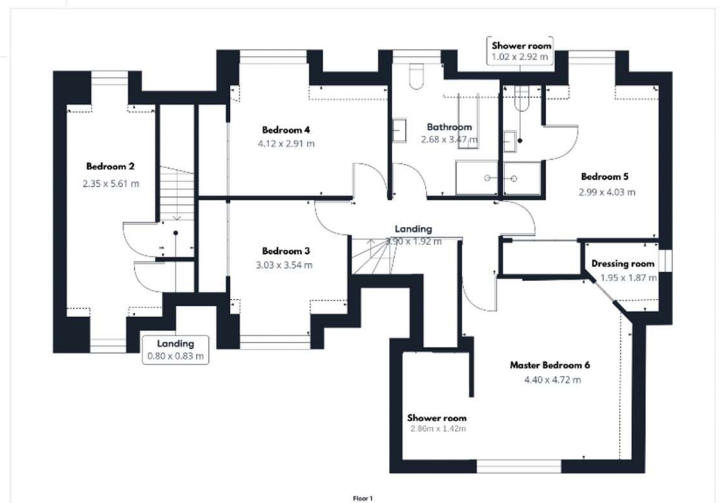
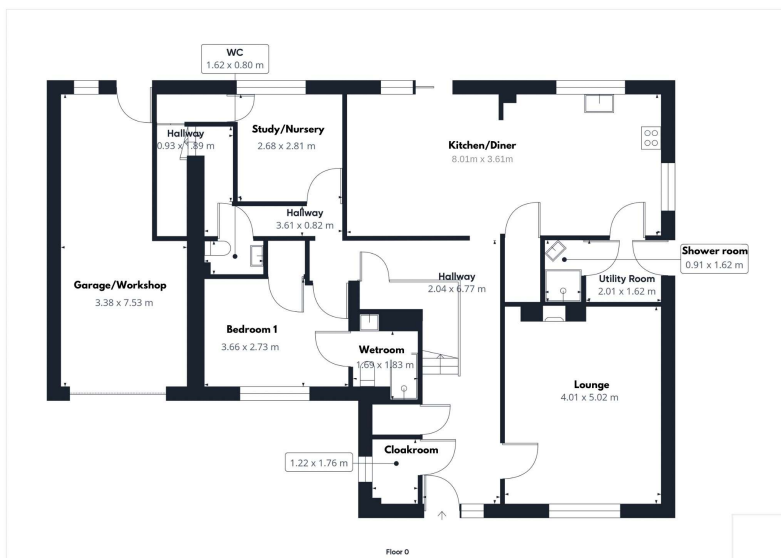
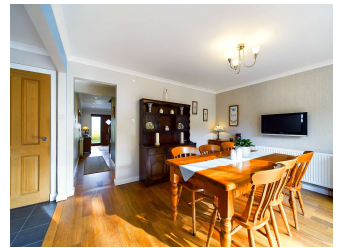
Perfectly configured with inbuilt rails and shelving. Window to side of property, spotlighting and carpeted flooring.

#### Ensuite Shower room 2.86m x 1.42m

Modern three piece suite with walk in shower enclosure, tiled splashbacks and thermostatic shower, WHB with vanity storage below in teal shade and WC. Velux to side, extractor fan, underfloor heating throughout and tiled flooring.

#### Outside

Well maintained grounds with dry stone dykes welcoming you up the driveway central to the front of the property. Raised lawn areas and mature shrubs, trees and colourful annual flowering perennials defining the boundary. There is space for multiple vehicles or boat storage. To the rear the garden is landscaped with attractive tiered lawns with dry stone walls and steps guiding you through the levels. Timber fencing encloses the rear garden with various slabbed pathways and slate chipped areas. Rear patio/bbq area with space for outdoor seating and bbq equipment. Trees and bushes providing shade and attract an abundance of local wildlife. Timber shed and outside tap. To the side there are steps leading to utility entrance (currently shown with temporary ramps).



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