

DAWSONS



**EILEAN FRAOICH
NORTH CONNEL, BY OBAN, PA37 1QX**

A Fabulous Contemporary Property Situated Close To The Connel Bridge
Offering Exceptional Accommodation Designed
To Fully Capture The Natural Light Of Its Surroundings

With Self-Contained Ground Floor Apartment

Hall : Lounge : Dining Room : Kitchen : Utility Room
Principal Bedroom With Bathroom And Walk-In Wardrobe
2 Further Bedrooms : Shower Room
Mezzanine Study & Sitting Room/Second Study
Sitting Room : Kitchen : Utility Room
2 En-Suite Bedrooms With Walk-in Wardrobes

Glorious Landscaped Garden Of Around Half An Acre With Magnificent Decked Area
Summer House : Detached Garage : Integral Double Garage : Hot Tub

Offers Over £690,000

Independent Estate Agents of Argyll and the West Highlands



The scattered rural community of **North Connel** is a sought-after residential area extending along the northern shores of Loch Etive towards Bonawe. There is an excellent range of local services available in the nearby villages of Benderloch and Connel, with a more comprehensive range of shops, professional services, leisure and recreational facilities available in the principal town of Oban, some eight miles or so away.

Eilean Fraoich is a fabulous contemporary property, of excellent quality, situated close to the Connel Bridge and enjoying a pleasant open outlook over Loch Etive and towards Ben Cruachan. Offering exceptional accommodation, it has been designed with full height windows, vaulted ceilings and a mezzanine floor to fully capture the natural light of its surroundings. The versatile living space is arranged over three floors, with a self-contained, 2 bedroomed apartment on the ground floor, which offers scope for extending family use, holiday lets (subject to the necessary licence) or simply seamlessly integrated into the main accommodation to give a more generous arrangement of rooms. A distinctive feature is the superb layout of the first floor living areas, which interlinks the lounge, dining room and kitchen maximising the space and light throughout. The kitchen is fitted with a seamless flow of stylish units, together with Neff ovens and central island with Neff induction hob. The patio doors in the dining room open to the magnificent decked area creating a strong connection with indoor-outdoor living. The principal bedroom suite on the third floor has been fitted with bespoke joinery and the luxurious en-suite has a freestanding bath and separate shower, together with a walk-in wardrobe. Also on the third floor are the two mezzanine rooms that give the unique versatility of two separate areas for home working. The beautifully landscaped gardens surrounding **Eilean Fraoich** extend to just under half an acre with garden studio, ideal a hobby room or as a gym, all adding to the appeal of this incredibly stylish home.

DETAILS OF ACCOMMODATION

Hall with half glazed external door to front, under-stair cupboard, central heating radiator, wall lights, ceiling light fittings, oak flooring, carpeted staircase to **Middle Floor Landing** with recessed ceiling lights.

Lounge: 6.89m x 4.87m, full height windows to front, vaulted ceiling, inset multi-fuel stove on polished marble hearth, bespoke fitted cabinets and shelving, central heating radiator, wall lights, oak flooring.

Dining Room: 8.11m x 3.82m, patio doors to decking, windows to front and to side, 2 central heating radiators, recessed ceiling lights, oak flooring.

Kitchen: 4.90m x 4.32m, windows to rear, walk-in larder, fitted with a range of wall mounted and floor standing units with worktops, fitted bookcase, larder style cupboards, 1½ bowl sink with drainer, integrated dishwasher, central island unit with induction hob with extractor hood over, double oven with microwave, fridge/freezer, wine cooler, ceiling light fittings, tiled floor.

Bedroom 3: 3.70m x 3.17m, window to rear, fitted wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 4: 3.71m x 3.14m, window to front, fitted wardrobes, central heating radiator, ceiling light fitting, fitted carpet.





Shower Room: 2.84m x 1.72m, window to front, shower enclosure with glazed door, electric shower unit, whb, wc, fitted unit, wall tiling, heated towel rail, extractor fan, recessed ceiling lights, tiled floor.

Utility Room: 2.53m x 1.73m, window to rear, wall mounted and floor standing units, sink and drainer, clothes pulley, central heating radiator, wall tiling, recessed ceiling lights, tiled floor.

The carpeted staircase continues to the **Upper Floor landing** with Velux roof light window, hatch to roof space, recessed ceiling lights.

Principal Bedroom: 6.23m x 4.15m, windows to front and to side, **Walk-in Wardrobe:** 2.30m x 1.33m, bespoke fitted wardrobes, fitted headboard with wall lights and bedside units, floating super king bed, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 4.84m x 2.23m, windows to rear, shower enclosure with glazed panel, freestanding bath, whb in vanity unit, wc, mirror with light, heated towel rail, wall tiling, recessed ceiling lights, tiled floor with underfloor heating.



Study/Sitting Room: 4.99m x 4.44m, galleried over lounge, Velux window to rear, eaves access, fitted bookcases, central heating radiator, recessed ceiling lights, fitted carpet.



Study: 3.44m x 2.63m, galleried over dining room, window to side, ceiling light fitting, fitted carpet.

SELF CONTAINED APARTMENT

Hall and glazed external door to rear garden, ceiling light fittings, oak flooring.

Sitting Room: 3.73m x 3.37m, windows to front, central heating radiator, ceiling light fitting, oak flooring.

Kitchen: 4.28m x 2.10m, window to rear, wall mounted and floor standing units with worktops, integrated fridge and dishwasher, sink with drainer, ceramic hob with extractor over, oven, ceiling light fittings, oak flooring.

Utility Room: 1.50m x 0.96m, window to rear, cupboard, shelving, whb, washing machine, fridge, ceiling light fitting, tiled flooring.

Bedroom 1: 3.82m x 3.78m, French doors to side, windows to side, **Walk-in Wardrobe:** 1.52m x 1.48m, central heating radiator, ceiling light fitting, wood effect laminate flooring, **En Suite:** 1.91m x 1.45m window to front, shower enclosure with glazed panel, whb in vanity unit, wc, heated towel rail, wall tiling, mirrored wall cabinet, extractor fan, ceiling light fitting, tiled floor with underfloor heating.

Bedroom 2: 4.12m x 3.77m, French doors to side, windows to side, **Walk-in Wardrobe:** 1.64m x 1.49m, central heating radiator, ceiling light fitting, wood effect laminate flooring, **En-Suite:** 2.44m x 1.47m, window to rear, bath with shower over and glazed panel, whb in vanity unit, wc, heated towel rail, wall tiling, mirrored wall cabinet, extractor fan, ceiling light fitting, tiled floor with underfloor heating.





GARDEN

Eilean Fraoich is surrounded by a glorious garden, extending to just under half an acre, with lawn to the front and a colourful variety of mature shrubs and bushes, bordered by stone walls. The rear garden has a magnificent decked area with glazed balustrades, leading to a large sweep of lawn, framed with trees and fencing and with raised vegetable beds. Access is off the single track road, over a small area of shared driveway, and onto the private gated entrance with gravelled driveway that leads round to the spacious parking area.

Integral Double Garage: 6.54m x 6.18m, remote controlled vehicle roller doors, windows, central heating boiler and hot water tank, washing machine, work bench, ceiling lights fittings, concrete floor.

Detached Single Garage: 5.06m x 4.96m, remote controlled vehicle roller door, pedestrian door, window, light and power, concrete floor.

Garden Studio: 3.91m x 2.90m, with French doors, light and power, wood flooring. **Hot Tub.**

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Gas fired boiler located in the integral garage. Full fibre broadband.

Home Report: Available from the Selling Agents. **EPC Rating:** D65. **Council Tax Band:** G.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Offers Over: Six Hundred & Ninety Thousand Pounds (£690,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

rightmove
find your happy

Zoopla
Smarter property search

PrimeLocation.com

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

MAYFAIR
OFFICE.CO.UK

DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk