

10 St. Conan's Road

Lochawe | Argyll | PA33 1AL

Guide Price £195,000

Fiuran PROPERTY

St. Conan’s Road

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10 St. Conan’s Road is a beautifully presented 3 Bedroom semi-detached House boasting magnificent views of Loch Awe, featuring 3 double Bedrooms, an air source heat pump, multi-fuel stove, generous gardens with shed, rear decking and nearby lock-up.

Special attention is drawn to the following:

Key Features

- Charming 3 Bedroom semi-detached House
- Beautifully presented throughout
- Magnificent views of Loch Awe & the hills beyond
- Picturesque village, 20 miles from Oban
- Porch, spacious Lounge/Diner, fitted Kitchen
- 3 double Bedrooms, modern Shower Room
- Excellent storage including large Loft
- Double glazing throughout
- Air source heat pump & multi-fuel stove
- App controlled solar panels with battery storage
- Garden grounds to front & rear with large decked area
- Timber shed (with power & lighting) and lean-to log store
- Lock-up located nearby
- Free on street parking to the front
- Local amenities including shop & restaurant
- Ground floor Bedroom currently run as successful holiday rental



10 St. Conan's Road is a charming 3 Bedroom semi-detached House which is beautifully presented throughout and boasts magnificent views over Loch Awe and the surrounding hills. Situated in a picturesque village approximately 20 miles from Oban, the property offers an ideal combination of comfortable living and stunning scenery, with local amenities including a shop and restaurant nearby. Its peaceful setting makes it particularly appealing to those seeking a relaxed lifestyle surrounded by beautiful countryside.

The accommodation comprises a side Porch, spacious Lounge/Diner, gorgeous fitted Kitchen, 3 double Bedrooms and a modern Shower Room. Excellent storage is provided, including a large Loft. The property benefits from double glazing, an air source heat pump and a multi-fuel stove, ensuring all year-round comfort. The ground floor Bedroom is currently utilised as a successful holiday let, providing a valuable source of additional income.

Externally, the property enjoys attractive garden grounds to the front and rear, with a large decked area providing the perfect spot for outdoor dining, entertaining guests and enjoying the beautiful surroundings. Additional features include a timber shed with power and lighting, a lean-to log store and a nearby lock-up. Free on-street parking is available directly to the front of the property.

The accommodation with approximate sizes (for guidance purposes) is arranged as follows:

APPROACH
Via entrance at the front into the Hall or at the side into the Porch.

GROUND FLOOR: PORCH 1.75m x 1.05m
With window to the side elevation, built-in storage cupboard (housing the hot water cylinder), tiled flooring, and door leading to the Kitchen.

KITCHEN 4.3m x 4m (max)
Fitted with a range of wooden units, solid oak work surfaces with matching up-stands & breakfast bar, sink & drainer, built-in double oven & grill, ceramic hob, stainless steel cooker hood, washing machine, built-in shelved larder, radiator, ceiling downlights, tiled flooring, window to the rear elevation, and door leading to the Lounge/Diner.

LOUNGE/DINER 6.25m x 4.4m (max)
Open-plan to the Hall, with dual aspect windows to the front & rear elevations, radiator, multi-fuel stove, ceiling downlights, and wooden flooring.

ENTRANCE HALL
With stairs rising to the first floor, wooden flooring, door leading to Bedroom One, and glazed French doors to the front of the property.

BEDROOM ONE 3.1m x 2.1m
With window to the front elevation, radiator, built-in wardrobe, and laminate flooring.

FIRST FLOOR: UPPER LANDING
With wooden flooring, and doors leading to both upstairs Bedrooms and the Shower Room.





BEDROOM TWO 3.75m x 3.4m (max)
With windows to the front elevation with elevated loch views, built-in wardrobes, radiator, ceiling downlights, wooden flooring, and door leading to (floored) eaves storage.

BEDROOM THREE 3.15m x 3.1m
With windows to the side elevation, built-in wardrobe, radiator, fitted carpet, access to the Loft, and door leading to (floored) eaves storage.

SHOWER ROOM 1.9m x 1.55m
With modern white suite comprising WC and vanity wash basin, shower enclosure with Respatex style wall panelling and mixer rain shower, radiator, ceiling downlights, tile effect flooring, and windows to the rear.

LOFT
Partially floored & insulated, with lighting & Ramsay style ladder.

GARDEN
The attractive garden grounds to the front and rear of the property are beautifully planted with a variety of mature trees, colourful flowers, plants and shrubs. The tiered rear garden is mainly laid to lawn, with areas of stone chippings and a spacious decked area, ideal for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings. There is also a fully insulated timber garden shed with power and lighting, a lean-to log store to the side of the property and paved areas to the front. The picturesque rural setting provides a haven for local wildlife, whilst a gate at the top of the rear garden offers direct access to scenic local walks. Free on-street parking is available directly to the front of the property, with the added benefit of a brick-built lock-up located nearby.











10 St Conan's Road, Lochawe



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 and electricity. Drainage to shared septic tank. Air source heat pump. Solar panels.

Council Tax: Band C

EPC Rating: B83

Gross Internal Floor Area: 85m2

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

Lochawe village has a well-stocked general store with Post Office facilities, and the Ben Cruachan Inn, a popular restaurant with bar. There is a railway station where the Glasgow-Oban train stops for passengers wishing to travel in either direction, with a school train running on weekdays. There is also a regular bus service to and from Oban to Glasgow (including Ember buses which stop at the bottom of St Conan's Road on both sides of the road).The town of Oban is approximately 21 miles to the west, where a full range of services and amenities can be found.

DIRECTIONS

From Oban, take the A85 Glasgow road. Pass through the villages of Connel and Taynuilt. Upon reaching Lochawe, before passing St Conan's Kirk on the right, take a left into St Conans Road, and bear to the left. No. 10 is towards the end of the cul-de-sac on the right, and can be identified by the For Sale sign in the window.

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).

Prospective purchasers are advised to view the property in person and should they wish to pursue, 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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