



9 St. Oran's Place

Connel | Argyll | PA37 1AB

Offers Over £285,000

Fiuran
PROPERTY

9 St. Oran's Place

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9 St. Oran's Place is a modern 3 Bedroom semi-detached Home with bright, well-proportioned accommodation and excellent storage. Benefiting from double glazing, an air source heat pump, detached Garage, private driveway, and an enclosed, low-maintenance garden, all within a quiet village setting.

Special attention is drawn to the following:

Key Features

- Modern 3 Bedroom semi-detached Home
- Hallway, Kitchen/Diner, Lounge, WC
- 3 Bedrooms, En Suite Shower Room, Bathroom
- Large Loft space with Ramsay style ladder
- Excellent storage, including built-in wardrobes
- Double glazing throughout
- Air source heat pump for heating & hot water
- Blinds & flooring included in sale
- White goods available under separate negotiation
- Detached Garage to rear of property
- Easily maintained, enclosed rear garden
- Garden furniture available under separate negotiation
- Private driveway providing off-road parking
- Quiet neighbourhood with countryside walks
- Village amenities nearby



This modern and well-presented 3 Bedroom semi-detached Home offers comfortable family living in a quiet residential setting.

The bright and spacious accommodation comprises a welcoming Hallway, generous Lounge, contemporary Kitchen/Diner, and a convenient ground floor WC. Upstairs are 3 well-proportioned Bedrooms, including a Master Bedroom with En Suite Shower Room, together with a family Bathroom. Excellent storage is provided throughout, with built-in wardrobes and a large Loft accessed via a Ramsay-style ladder.

The property benefits from double glazing and an energy-efficient air source heat pump, providing heating and hot water. Blinds and floor coverings are included in the sale, allowing buyers to move straight in with ease.

Externally, the enclosed rear garden has been designed for easy maintenance, creating an ideal space to relax or entertain. A detached Garage and private driveway provide excellent off-road parking, while the garden furniture is available by separate negotiation.

Conveniently located close to village amenities, the property also enjoys easy access to picturesque countryside walks, making it an excellent choice for families, professionals, or those seeking a peaceful lifestyle.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking to the side of the property and entrance at the front into the Hallway or at the rear into the Kitchen.

GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, cloak area, built-in storage cupboard, radiator, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge & WC.

KITCHEN/DINER 6.15m x 3.25m

Fitted with a range of cream base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, radiator, tile effect flooring, windows to the rear elevation, door leading to the Lounge, and external door leading to the rear garden. All white goods, including Smeg fridge/freezer and Smeg dishwasher available separately.



LOUNGE 5.75m x 3.65m (max)

With Bay window to the front elevation, 2 radiators, and wood effect flooring.

WC 1.95m x 1.2m

With modern white suite comprising WC & wash basin, radiator, wood effect flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With built-in cupboard (housing the hot water cylinder), radiator, vinyl flooring, access to the Loft, and doors leading to all Bedrooms & the Bathroom.

BEDROOM ONE 3.85m x 3.35m

With window to the front elevation, radiator, built-in wardrobe, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2m x 1.6m (max)

With modern white suite comprising WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, vinyl flooring, and window to the side elevation.

BEDROOM TWO 3.7m x 3.3m (max)

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.



BEDROOM THREE 3.3m x 2.4m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

BATHROOM 2.25m x 2m

With modern white suite comprising bath with shower over, wash basin & WC, chrome heated towel rail, vinyl flooring, and window to the front elevation.

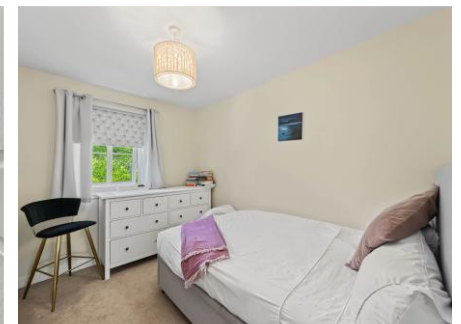
LOFT

Large storage space with Ramsay style ladder.

GARDEN

The fully enclosed rear garden provides a safe and private outdoor space, ideal for families, children and pets. It is predominantly laid to lawn, complemented by patio and gravelled areas that offer excellent spots for outdoor dining, entertaining or simply relaxing. To the front, a neat lawn enhances the property's attractive kerb appeal.

A mono-blocked driveway provides convenient private off-road parking, while a substantial detached Garage (approximately 4.7m x 3.7m) to the rear offers excellent storage, secure parking, or potential workshop space.



9 St. Oran's Place, 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, and drainage. Air source heat pump.

Council Tax: Band E

EPC Rating: C71

Gross Internal Floor Area: 104m²

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 with cafe, as well as a railway station with links to Oban and Glasgow. There is a village hall and two popular hotel/pub/restaurants. There are further facilities and services available in Oban, some 5 miles away.

DIRECTIONS

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after this take a right and then a left, into St Oran's Place. Follow the road around to the right, and no.9 is on the left with 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.

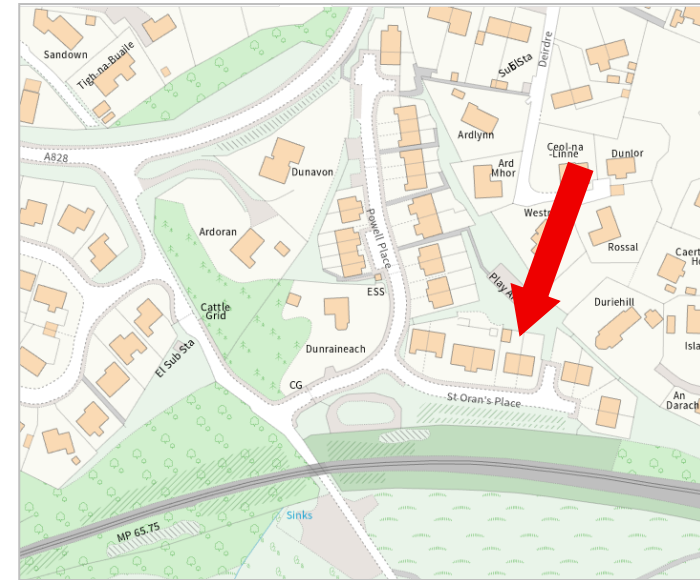
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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