

3 Bed Detached Bungalow

Guide Price: £300,000

7 Ferryfield Road, Connel, by Oban, Argyll, PA37 1SR

Family home set in a desirable residential setting within the popular coastal village of Connel with the iconic Connel Bridge and the beautiful waters of Loch Etive nearby. The property offers convenient one level living, with excellent potential to personalise and enhance to individual tastes. Comprising; Lounge, open plan kitchen/diner, three double bedrooms, family wet room and WC. Outside, easily maintained gardens with established planting, paved seating areas and an enclosed rear garden enjoying a pleasant woodland backdrop providing an attractive setting. Private driveway parking and a detached garage/workshop with power and lighting add further appeal. Further benefits include solid fuel fire, off peak electric heating, double glazing, loft access and good inbuilt storage facilities. Ideally positioned for village amenities, transport links and the stunning surrounding scenery. A short 6 mile commute to Oban by car, train or bus provides mainstream amenities, shops, restaurants and leisure activities. EPC rating D62 - Council tax band E.







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Entrance
Timber exterior door to vestibule with storage cupboard, shelving and carpeted flooring. Interior door providing access to the central hallway.

Hallway
Central hallway providing access to all rooms, with carpeted flooring, off peak electric storage heater, good sized inbuilt storage cupboard and loft access. WC located off the hallway.

Lounge 5.31m x 3.49m
Bright and comfortable reception room with large window overlooking the front garden, feature stone fireplace housing an enclosed solid fuel fire, carpeted flooring, decorative ceiling coving and pendant lighting. Off peak electric storage heater and glazed panel by the entrance.

Kitchen/Diner 5.32m x 2.92m
Open plan kitchen and dining area with fitted wall and base units, complementary worktops, stainless steel sink and drainer, electric hob, mid level double oven, space and plumbing for white goods. Vinyl flooring in the kitchen area, with carpeted dining space offering ample room for a family dining table and freestanding furniture. Twin windows providing natural light, panel heater and external door giving direct access to the side.

Bedroom One 3.80m x 2.72m
Comfortable double bedroom with large window to the front, carpeted flooring, inbuilt wardrobes, electric panel heater and pendant lighting. Space for additional freestanding bedroom furniture.

Bedroom Two 3.78m x 2.69m
Further double bedroom with carpeted flooring, inbuilt wardrobes, electric panel heater and space for additional freestanding bedroom furniture.

Bedroom Three 2.82m x 2.59m
Double bedroom with carpeted flooring, electric panel heater, wall mounted shelving and pendant lighting. Space for freestanding bedroom furniture.

Shower Room 2.56m x 1.74m
Practical easy access wet room comprising electric shower with shower area, WHB, WC, heated towel rail and non slip vinyl flooring. Opaque window overlooking the rear garden provides natural light and privacy.

WC 2.11m x 1.10m
Conveniently located off the hallway at the front door entrance. WC with WHB, heated towel rail and carpeted flooring.

Garage/Workshop 5.72m x 2.82m
Detached garage/workshop with up and over vehicle door (in need of repair or replacement), concrete flooring, blockwork rendered walls, tiled roof, power and lighting. Shelving, space for vehicle storage, workshop activities or hobbies.

Grounds
Easily maintained garden grounds with established shrubs, mature planting and lawned areas, offering an attractive outdoor setting with excellent potential for further landscaping. Paved seating areas provide space for garden furniture and outdoor relaxation, while the enclosed rear garden enjoys a pleasant woodland outlook beyond the boundary, creating a peaceful backdrop. Timber summerhouse (in need of repair or replacement) situated within the rear garden Private driveway provides off road parking and direct access to the detached garage.

Location
Connel is a popular coastal village situated approximately six miles north of Oban, enjoying a picturesque setting beside Loch Etive and the famous Falls of Lora. Village amenities include a doctor's surgery, cafés and popular establishments such as the Oyster Inn and Falls of Lora Hotel, while the iconic Connel Bridge provides a distinctive local landmark.
Connel railway station offers services towards Oban and Glasgow, with road links providing convenient access to surrounding villages and the wider Argyll area. Nearby Oban offers supermarkets, independent shops, restaurants, medical facilities, hospital, primary and secondary schooling, and sports and leisure facilities.
Known as the Gateway to the Isles, Oban also provides ferry services to the Hebridean islands and railway connections towards Glasgow. The surrounding area is renowned for its beautiful scenery, coastal walks, wildlife, sailing, kayaking and outdoor pursuits.

Thinking of selling your property?

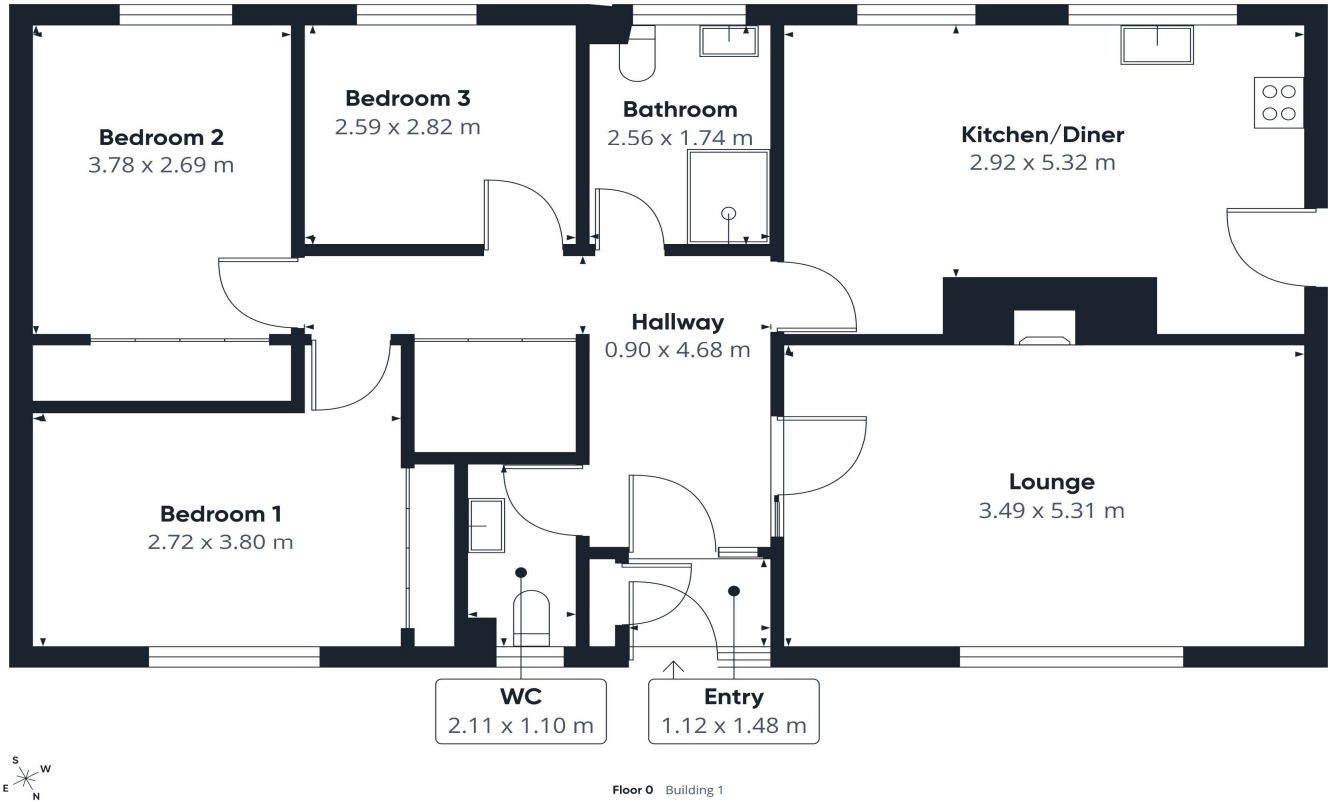
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Bedroom 2
3.78 x 2.69 m
Bedroom 3
2.59 x 2.82 m
Bathroom
2.56 x 1.74 m
Kitchen/Diner
2.92 x 5.32 m
Hallway
0.90 x 4.68 m
Bedroom 1
2.72 x 3.80 m
Lounge
3.49 x 5.31 m
WC
2.11 x 1.10 m
Entry
1.12 x 1.48 m
S
W
E
N
Floor 0 Building 1





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