

DAWSONS



**TALISKER
NORTH CONNEL, BY OBAN, PA37 1RA**

A Most Impressive And Attractively Presented Detached Property
Enjoying Fine Aspects Over Loch Etive And Also To Beinn Lora
Situated In This Sought-After Area Close To Connel Bridge

Sun Room/Entrance Hall : Hall : Sitting Room : Dining Room : Lounge/Bedroom 4
Kitchen : Utility Room : Cloak Room : Study
Principal Bedroom Suite With Dressing Room And Bathroom
2 Further Bedrooms : Shower Room

Established Level Garden
Integral Double Garage With Workshop : Greenhouse : Timber Shed

Guide Price £430,000

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 seven miles or so away.

Talisker is an impressively large and well appointed detached property commanding fine open aspects towards Loch Etive to the front and towards Lochan na Beithe and Beinn Lora to the rear. Offering extremely versatile living space particular features of note are the elegantly proportioned sitting room with double doors leading to the dining room and the generous hall with staircase leading to the upper floor galleried landing which maximises the feeling of light and space throughout. On the upper floor the principal bedroom is complete with dressing room and modern bathroom with separate shower. Also on the upper floor is the lounge and by virtue of its elevated position enjoys views of Connel Bridge. This room could easily be utilised as a further bedroom with the possibility of the study becoming an en-suite, subject to necessary permissions. In addition, Talisker benefits from excellent storage and an effective LPG heating system with the boiler having been recently replaced, augmented by the multi-fuel stoves which also give the reception rooms a striking focal point. The grounds are predominately to the rear of the house and are made up of sweeps of lawn, framed by an interesting variety of shrubs, bushes and trees and bordered by fencing and hedging, all adding to the desirability of this fine home.

DETAILS OF ACCOMMODATION

Sun Room/Entrance Hall: 4.42m x 2.65m, half glazed external door to front, glazed panels to front, wall lights, tiled floor.

Hall with 2 central heating radiators, recessed ceiling lights, ceiling light fitting, fitted carpet.

Sitting Room: 5.99m x 4.95m, 2 glazed doors to side garden, windows to front, windows to rear, polished granite fireplace with inset multi-fuel stove, 2 central heating radiators, recessed ceiling lights, fitted carpet.

Dining Room: 4.18m x 3.59m, window to rear, serving hatch to kitchen, 2 central heating radiators, recessed ceiling lights, ceiling light fitting, fitted carpet.

Kitchen: 5.60m x 3.35m, window to rear, fitted with a range of wall mounted and floor standing units with work tops, splash panelling, double oven, integrated fridge/freezer, ceramic hob with extractor over, dishwasher, 1½ bowl sink with drainer, heated towel rail, central heating radiator, recessed ceiling lights, vinyl and carpet flooring.

Utility Room: 3.44m at widest x 1.87m, half glazed external door to rear, floor standing units with work tops, 1½ bowl sink with drainer, wall tiling, washing machine, cloak recess, hatch to roof space, recessed ceiling lights, vinyl flooring.

Toilet: 1.75m x 1.22m, window to rear, whb, wc, heated towel rail, ceiling light fitting, vinyl flooring.

Integral Double Garage: 5.66m x 5.45m, electric roller door, shelving, water tap, telescopic ladder to floored attic area with light.

Workshop: 3.53m x 2.07m, external door to rear, window to side, gas central heating boiler, coat hooks, concrete floor.

Bedroom 2: 4.44m x 2.93m, windows to front and to side, fitted wardrobe, central heating radiator, recessed ceiling lights, fitted carpet.

Bedroom 3: 4.43m x 2.90m, windows to front and to side, fitted wardrobe, central heating radiator, recessed ceiling lights, fitted carpet.

Shower Room: 1.97m x 1.78m, window to side, shower enclosure with waterproof wall panelling and glazed door, whb with tiling and mirror unit with light over, wc, heated towel rail, ceiling light fitting, fitted carpet.





Cloak Room: 2.00m x 1.77m, coat rail, shelving, ceiling light fitting, fitted carpet.

A carpeted staircase with feature window at **Half Landing** leads to the **Upper Floor Galleried Landing** with Velux roof light windows, central heating radiator, recessed ceiling lights, ceiling light fitting, fitted carpet.

Principal Bedroom: 5.94m x 3.58m, windows to rear and to side, 2 central heating radiators, wall lights, recessed ceiling lights, fitted carpet.

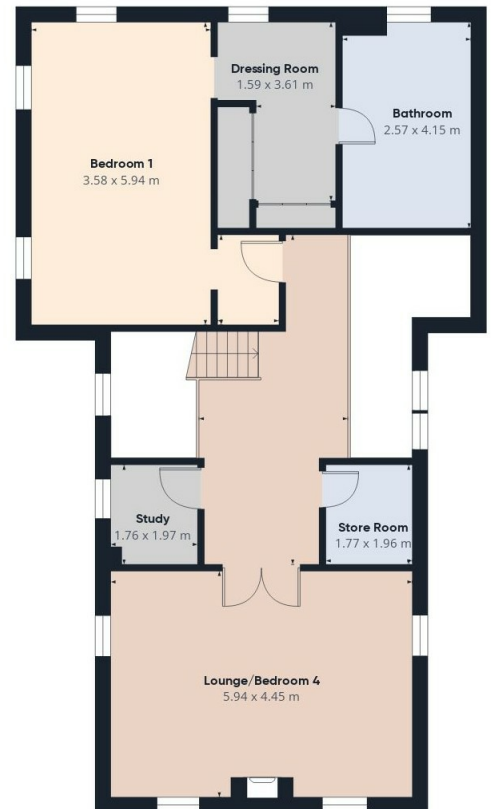
Dressing Room: 3.61m x 1.59m, window to rear, fitted wardrobe, fitted dressing table, central heating radiator, ceiling light fitting, fitted carpet.

En Suite Bathroom: 4.15m x 2.57m, window to rear, bath, shower enclosure with glazed doors, whb with mirror over and wc in vanity unit, wall cupboards, heated towel rail, wall and ceiling panelling, recessed ceiling lights, laminate wood effect flooring.

Lounge/Bedroom 4: 5.94m x 4.45m, windows to front and to sides, polished slate fireplace with inset multi-fuel stove, 2 central heating radiators, wall lights, recessed ceiling lights, fitted carpet.

Study: 1.97m x 1.76m, window to side, wall units, ceiling light fitting, fitted carpet.

Store Room: 1.96m x 1.77, housing hot water tank, shelving, central heating radiator, hatch to roof space, ceiling light fitting, fitted carpet.





GARDEN

Talisker is surrounded by an established level garden which offers a good degree of privacy. Made up mainly of areas of lawn it is interspersed with an interesting variety of plants, shrubs and trees, together with gravelled pathways and paved patios, fruit cages and raised vegetable beds, all bordered by mature hedging and high fencing. Entrance is off the Connel to Bonawe road firstly over a small area of shared driveway leading on to the parking area for Talisker, adjacent to the **Double Garage**.

Greenhouse. Timber Shed. Log Store.



GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Gas fired boiler which has recently been replaced.

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

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

Guide Price: **Four Hundred & Thirty Thousand Pounds (£430,000)**. 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.



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