



## 2 Lora View

North Connel | Argyll | PA37 1RR

Guide Price £195,000

**Fiuran**  
PROPERTY

## 2 Lora View

North Connel | Argyll | PA37 1RR

2 Lora View is an attractive 3 Bedroom mid-terraced Home situated in the popular village of North Connel. Offering bright and well-appointed accommodation, including an open-plan Kitchen/Dining area, together with two private garden areas, the property provides an ideal home for modern family living.

Special attention is drawn to the following:-

### Key Features

- Spacious 3 Bedroom mid-terrace Home
- Popular village location close to beach
- Distant sea views from upper floor
- Open-plan Kitchen/Diner, Lounge
- 3 Bedrooms, Bathroom
- Excellent storage, including Loft
- Replacement electric heating
- 2 private garden areas
- Drying green & timber shed
- Free on-street parking
- Close to local amenities
- Good transport links
- Improvement potential
- No chain



2 Lora View is an attractive 3 Bedroom mid-terraced Home situated in the popular village of North Connel. Offering bright and well-appointed accommodation, including an open-plan Kitchen/Dining area, together with two private garden areas, the property provides an ideal home for modern family living.

The ground floor accommodation comprises a bright open-plan Kitchen/Dining Area, Hall with staircase to the first floor, and a spacious Lounge featuring an attractive fireplace.

On the first floor are 3 Bedrooms, all benefiting from built-in wardrobes, together with a family Bathroom. The landing also provides access, via a Ramsay-style ladder, to a generous Loft offering excellent storage space.

The property further benefits from replacement heating throughout and presents an excellent opportunity for a purchaser to modernise and add value to suit their own taste and style.

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

### **APPROACH**

Via shared pathway to the side and private entrance at the side into the Kitchen/Diner, or into the shared close with further access to the rear of the property.

### **GROUND FLOOR: HALL**

With carpeted stairs rising to the first floor, under-stair storage cupboard, opening to the Kitchen/Diner, and door leading to the Lounge.

### **KITCHEN/DINER** 5.65m x 3.7m (max)

Fitted with a range of modern white base & wall mounted units, work surfaces, stainless steel sink & drainer, electric cooker, Dimplex storage heater, tile effect flooring, windows to the side & rear elevations, and 2 external doors.

### **LOUNGE** 4.65m x 3.6m (max)

With windows to the front elevation, Dimplex storage heater, attractive fireplace, and wood effect flooring.



### FIRST FLOOR: UPPER LANDING

With Dimplex storage heater, 2 built-in shelved cupboards (one housing the hot water cylinder), ceiling pulley, access to the Loft, fitted carpet, and doors leading to all Bedrooms and the Bathroom.

### BEDROOM ONE 5.05m x 2.95m (max)

With window to the front elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

### BEDROOM TWO 2.75m x 3.15m (max)

With window to the front elevation, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

### BEDROOM THREE 3.3m x 2.65m (max)

With window to the side elevation, wall-mounted electric heater, built-in wardrobe, eaves storage, and fitted carpet.

### BATHROOM 3.05m x 1.85m (max)

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

### LOFT

Large storage space, with Ramsay style ladder.

### GARDEN

The property benefits from an integrated Store located within the close. Externally, there are garden grounds to the front and side of the property, laid mainly to lawn with areas of paving and decorative stone chippings. A separate section of garden, situated a short distance from the house, features a drying green and a useful timber shed, while also providing an ideal space for outdoor seating.



## 2 Lora View, North 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.

**Council Tax:** Band C

**EPC Rating:** C72

**Gross internal floor area:** 104m<sup>2</sup>

**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, North Connel is a quiet rural location with its own village hall, hotel/restaurant, airstrip for light aircraft, and bus service. It is only a few minutes' drive from the villages of Connel and Benderloch and their local amenities. The village of Connel has two further hotels/restaurants and a doctors' surgery, as well as a railway station with links to Oban and Glasgow. There are further facilities and services available in Oban, some 6 miles away.

## DIRECTIONS

From Oban, take the A85 towards Connel. In Connel, turn right onto the A828 and after crossing the bridge, turn first left. Take the second turning on the right and continue into Lora View. Take a right before the end of the road and no.2 is on the corner on the right.



---

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](http://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.

# Fiuran

PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

FOR SALE  
Fiuran  
PROPERTY

