



CRAIGOR, 16 ETIVE PARK NORTH CONNEL, PA37 1SJ

- **An Easily Managed Detached Bungalow**
- **In A Popular Established Residential Area**
- **Hall : Sitting/Dining Room : Kitchen**
- **2 Bedrooms : Bathroom**
- **In Need Of Modernisation And Re-Decoration**
- **Good Sized Established Garden : Timber Shed**
- **Shared Ownership Of Lochside Woodland**

Offers Over £200,000

This attractive bungalow forms part of a small, established group of detached houses on the north side of Connel Bridge, some six miles north east of Oban. A most appealing feature of the property is that, it has, with the other homes in the group, an equal share of ownership of a substantial area of wooded amenity ground which extends to the shores of Loch Etive. Community facilities nearby include a well-stocked village shop and primary school in Benderloch and there is an excellent licensed hotel with pub and restaurant within a short walking distance. Etive Park is also on a bus route and Connel village is a stop on the Oban-Glasgow railway line.

Craigor is situated in a quiet cul de sac of four properties set within *Etive Park* and offers well proportioned and easily managed accommodation. Although in need of modernisation and re-decoration it provides an excellent opportunity to be upgraded to a purchasers own requirements. The amenity is enhanced by the level established garden with timber shed and driveway, all adding to the appeal of this bungalow.



DETAILS OF ACCOMMODATION

Vestibule with external door to side, glazed side panels, coat hooks, ceiling light fitting, fitted carpet, glazed door to **Hall** with glazed side panels, storage cupboard housing hot water tank, further storage cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Sitting/Dining Room: 5.39m x 4.07m at widest, window to front, fireplace with tiled hearth and inset, wooden mantel and stove effect electric fire, 2 central heating radiators, 2 ceiling light fittings, fitted carpet.

Kitchen: 3.42m x 2.36m, window to rear, wall mounted and floor standing units with worktops, stainless steel sink and drainer, ceramic hob, oven, fridge, washing machine, wall tiling, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 1: 3.57m x 2.98m, window to front, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 2.90m x 2.76m, window to rear, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.45m x 1.69m, window to rear, bath with electric shower over, whb, wc, wall cabinet, wall tiling, wall mounted heater, central heating radiator, ceiling light fitting, vinyl flooring.

GARDEN

A level established garden provides a combination of lawns, borders, beds and paths with tarmac driveway and parking area. **Timber Shed.**



GENERAL INFORMATION

Services: Mains water, electricity and drainage. Wet electric central heating system.

Home Report: Available from the Selling Agents.

Council Tax: Band D. **EPC Rating:** E52.

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

Offers Over: Two Hundred Thousand Pounds (£200,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence checks on the purchaser.



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

