

DAWSONS



**STONEYBURN, 1 MOSSPARK,
NORTH CONNEL, BY OBAN, PA37 1TD**

A Most Appealing Detached Bungalow Situated In A Highly Regarded
Small Development Of Similar Properties

Vestibule : Hall : Open Plan Sitting/Kitchen/Dining Room : Sun Room/Utility
4 Bedrooms : One With En-Suite Shower Room : Bathroom

Established Level Garden
Attached Garage With Upper Floor Storage Area

Offers Over £350,000

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 eight miles or so away.

Mossspark is a highly regarded, established residential development of eight detached bungalows attractively arranged around a central common garden area. **Stoneyburn, Number 1** in the development, offers generously proportioned and versatile family sized accommodation enjoying a pleasant open aspect towards the hills beyond. Although in need of some modernisation to bring it up to today's standard of appointment, the property has been extremely well maintained over the years and benefits from an effective electric heating system augmented by a multi-fuel stove with radiators. A particular feature of note is the large sun room/utility which provides an extremely useful and versatile space. The sizeable level garden wraps around the property and is laid mainly to lawn, bordered by mature hedging which affords an excellent degree of privacy, all adding to the appeal of this fine home.

DETAILS OF ACCOMMODATION

Vestibule: 2.37m x 1.49m, external door to side, window to front, radiator, ceiling light fitting, fitted carpet.

Hall with cupboard housing hot water tank, 2 storage heaters, radiator, hatch to part floored attic area with telescopic ladder, 3 ceiling light fittings, fitted carpet.

Open Plan Sitting/Kitchen/Dining Room: 8.95m x 4.98m overall, **Sitting Area** with bay window to front, patio doors to side, multi-fuel stove on tiled hearth, 2 storage heaters, 2 ceiling light fittings, fitted carpet, **Dining Area** with window to rear, storage heater, radiator, ceiling light fitting, fitted carpet, **Kitchen Area** with window to rear and to side, door to **Sun Room/Utility**, fitted with a range of wall mounted and floor standing units with tiled work tops, 1½ bowl sink with drainer, cooker with extractor over, fridge, freezer, dishwasher, larder cupboard, ceiling light fittings, carpet tiles.

Sun Room/Utility: 6.48m x 3.08m at widest area, 2 external doors to garden, windows and glazed panels to the side and rear, washing machine and tumble dryer in unit with tiled work top over, Belfast sink, panel heater, storage heater, 3 ceiling light fittings, laminate tiled floor.

Bedroom 1: 3.00m x 2.88m, window to front, fitted wardrobes with mirror sliding doors, whb in vanity unit, panel heater, wall lights, ceiling light fittings, fitted carpet. **En-Suite:** 2.37m x 1.49m, window to front, shower enclosure with electric shower unit and glazed door, wc, walls fully tiled, wall mounted fan heater, extractor fan, ceiling light fitting, carpet tiles.

Bedroom 2: 3.51m x 2.99m, window to front, fitted wardrobes, drawer units, cupboards and dressing table, panel heater, ceiling light fitting, fitted carpet.

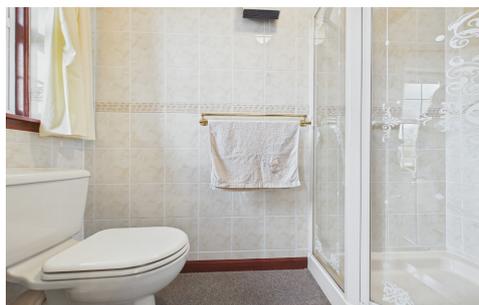




Bedroom 3: 3.58m x 2.36m, window to rear, built-in wardrobes with mirror sliding doors, panel heater, ceiling light fitting, fitted carpet.

Bedroom 4: 3.36m x 2.36m, window to rear, built-in wardrobes with mirror sliding doors, panel heater, ceiling light fitting, floor tiles.

Bathroom: 2.35m x 1.49m, window to rear, bath with electric shower over and folding screen, whb, wc, walls fully tiled, wall mounted fan heater, extractor fan, ceiling light fitting, wood effect laminate flooring.





GARDEN

Stoneyburn is surrounded by a sizeable level garden, laid mainly to lawn, together with a combination of shrubs, bushes and trees and bordered by mature hedging which affords a good degree of privacy. The gravel driveway is to the front providing excellent parking and in addition there is an enclosed raised decked seating area to the side.

Attached Garage: 5.96m x 3.21m, up and over door to front, light and power, concrete base, ladder access to upper floor storage area.

Timber Log Store.

GENERAL INFORMATION

Services: Mains electricity, water and drainage.

Home Report: Available from the Selling Agents.

EPC Rating: E49. **Council Tax Band:** F.

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

Offers Over: **Three Hundred & Fifty Thousand Pounds (£350,000).** 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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