



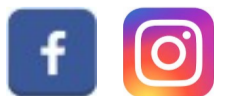
15 ACHALEVEN | CONNEL | OBAN | PA37 1PE

GUIDE PRICE: £240,000

Nestled in a desirable and popular residential development in the sought-after area of Connel near Oban, the subjects of sale form an attractive end-terrace dwellinghouse, set in a generous landscaped corner plot, with private off-street parking. 15 Achaleven offers deceptively spacious accommodation, conveniently arranged over two floors, providing a superb family home. In excellent order throughout, the property has been upgraded and modernised in recent years, and benefits from double glazing and dual-source central heating. The light, bright, dual-aspect lounge/diner with striking multi-fuel stove and patio doors, and sleek contemporary fitted kitchen are most attractive features, further enhanced by a charming welcoming hallway, two double bedrooms and a modern bathroom. A stunning detached external office is positioned to the side/rear of the garden and offers an exceptional flexible space, suitable for a variety of uses. In addition, the landscaped grounds boast an elevated gravelled patio, taking in the best of the uninterrupted countryside views, and a useful shed, woodstore, and a Shetland-made, Polycrub polytunnel form part of the sale. Due to the size and location, 15 Achaleven would be ideally suited as a permanent home, an idyllic holiday retreat, or an investment opportunity in a buoyant rental market.

This quiet cul-de-sac is located on the edge of the popular and highly desirable coastal village of Connel, with Loch Etive and the famous Falls of Lora nearby. Situated approximately five miles east of Oban, on the main A85 trunk road to Glasgow, and providing a stop on the main Oban to Glasgow rail line. The village benefits from a superb medical practice with pharmacy and coffee shop, village hall, and three licensed hotels, with an extensive range of further services available in Oban itself and further nearby villages.

- Attractive End-Terrace Dwellinghouse
- Convenient Village Location with Countryside Views
- In Excellent Order
- Lounge/Diner with Multi-Fuel Stove & Patio Doors
- Modern Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Dual Source Central Heating - Solid Fuel & Electric Wet System
- Generous Corner Plot with Off-Street Parking
- Superb Detached External Office
- Polycrub Polytunnel, Garden Shed & Wood Store
- EPC Rating: E 49



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Accommodation

Entrance Vestibule

With wooden double entrance doors. Glazed door to entrance hallway.

Entrance Hallway

With window to front and stairs to upper level. Built-in cupboard. Doors to bathroom and lounge/diner.

Bathroom 2.1m x 1.8m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin, and bath with mains shower over. Tiled splashback. Heated towel rail.

Lounge/Diner 5.6m x 3.1m

With window to front and patio door to rear. Feature multi-fuel stove set on slate hearth. Wooden flooring. Door to kitchen.

Kitchen 3.6m x 2.8m

Slightly L-shaped, with window to rear. Fitted with modern cream coloured gloss kitchen units, offset with wood effect work surfaces. Newworld electric hob, with stainless steel extractor chimney over. Stainless steel sink unit. Tiled splashback. Built-in understair cupboards. Glazed UPVC door to rear garden.

Upper Level

Landing

With Velux window to rear. Hatch to loft. Doors to bedrooms.

Bedroom 3.9m x 2.7m

With window to side. Built-in cupboard.

Bedroom 4.4m x 3.0m

With Dormer window to front. Built-in wardrobe with mirrored sliding doors.

Detached External Office 2.7m x 2.7m

With French doors to front. Windows to sides. Light and power. Wooden flooring.

Garden

The property is approached by a private monobloc and gravelled driveway providing off-street parking. Wooden and concrete steps lead up to the entrance door, whilst the side and rear garden are fully enclosed, and are laid in the main to lawn. An elevated gravelled patio area features to the rear south-facing garden, and can also be accessed from the patio doors in the lounge diner. Concrete steps lead down to the lawned area, which is offset with raised timber beds, and with paving and slate chippings to the front of the detached external office. A Shetland made, storm-strength Polycrub polytunnel, garden shed and log store are also included in the sale.



Title Plan



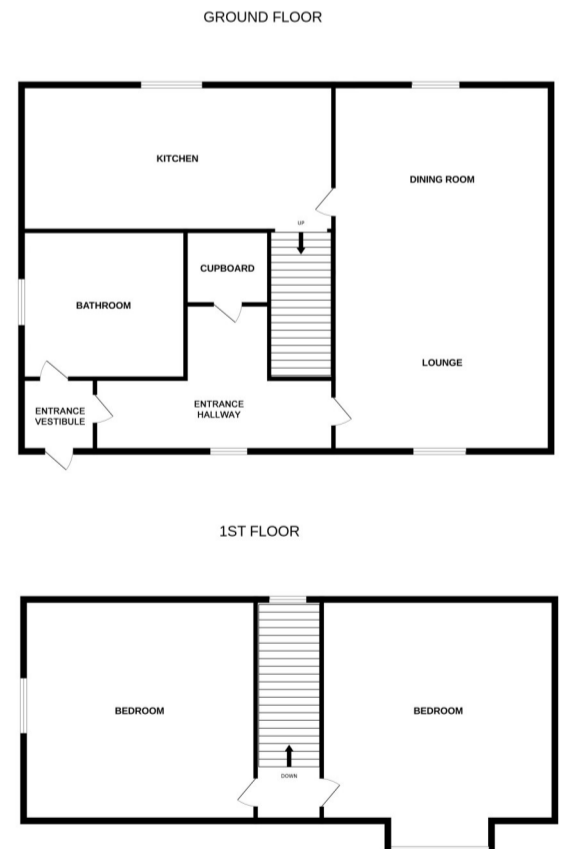
Travel Directions

Travelling north from Glasgow on the A82, turn left at Tyndrum on to the A85 signposted Oban. Continue on this road for 31 miles, entering the village of Connel at the 30mph signs. Take the second road on the left hand side onto Achaleven Road. Proceed under the railway bridge, bearing right where the road splits. Continue ahead then left on this road, and Number 15 is the property straight ahead at the end of the road.

what3words

baker.flasks.poem

Floor Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).

