



2 Bed Semi Detached House

Guide Price: £155,000

12 Kenmore Cottages, Bonawe, Argyll, PA37 1RJ

A well positioned semi-detached home enjoying stunning views of Loch Etive with private 3 ton mooring in Kenmore Bay adjacent to the rear garden, included in the sale. The property is peacefully located within the small coastal community of Bonawe. Featuring enclosed front and generous rear gardens with seating areas perfectly positioned to take in the views, a drying green, garden shed, log store and direct shore access through the rear garden gate. The accommodation comprises a lounge/diner with wood burning stove, a kitchen with garden access, two double bedrooms on the first floor and a modern four-piece bathroom on the ground floor. Further benefits include electric heating, double glazing and loft space. Resident parking is available within a communal car park. Bonawe sits on the north shore of Loch Etive, a beautiful sea loch renowned for its dramatic scenery. Nearby villages of Benderloch and Connel provide everyday amenities while the nearest town of Oban provides a wide range of mainstream amenities and transport links. Broadband, 4G and digital TV are available. EPC rating F38 - Council tax band B.




ARGYLL
Estate Agents

Entrance

Entry porch with storm door, tiled flooring and space for coat hooks, leading through to a light and bright hallway. A window allows for natural light, with a modern electric heater, pendant lighting and laminate flooring. Carpeted stairs lead to the first floor accommodation.

Lounge/Diner 5.47m x 3.19m

A good sized lounge/dining room with space for freestanding furniture. Dual aspect windows offer views across the front gardens and rear towards Loch Etive beyond. The main focal point is a wood burning stove set on a brick hearth with oak mantle. Finished with carpeted flooring, two modern electric heaters, pendant lighting, TV and socket points.

Kitchen 3.65m x 2.11m

Fitted with matching white wall and base units offering ample storage, complemented by generous grey worktop space. Rear facing window enjoys lovely views across the garden and towards Loch Etive, while a door provides direct access to the garden. Features include an integrated single oven, microwave, four-zone electric hob with stainless steel splashback and extractor hood above. A stainless steel sink with swan neck mixer tap, integrated fridge and freezer, space and plumbing for white goods. Finished with laminate flooring, spotlighting and a modern electric heater.

Bathroom 2.57m x 2.03m

A fresh and modern four-piece suite comprising a bath with central mixer tap, walk-in shower enclosure with electric unit, wash hand basin and WC. Finished with tiling to the walls and laminate flooring. Opaque window, clothes pulley above the bath, spotlighting, heated towel rail and extractor fan.

First floor

Carpeted staircase leading to the first floor landing with Velux window above providing natural light. Finished with carpeted flooring, pendant lighting, wall-mounted electric heater and loft hatch access.

Bedroom One 4.59m x 2.97m

A spacious double bedroom featuring a dormer window overlooking the garden and parking area to the front. The room offers ample space for freestanding furniture and includes a useful eaves cupboard for additional storage. Finished with carpeted flooring, pendant lighting, electric heater and socket points.

Bedroom Two 3.94m x 2.56m

A good sized double bedroom with space for freestanding furniture. Windows to the side provide natural light, and the room also benefits from a useful eaves storage. Finished with carpeted flooring, pendant lighting, electric heater and socket points.

Outdoor space

The property is situated within a peaceful residential setting with similar neighbouring dwellings and benefits from resident car park. A slabbed pathway leads to a gated entrance, with fencing enclosing the entire plot. The gardens are mainly laid to lawn, with a log store positioned to the front and a timber shed to the side providing useful outdoor storage. To the rear, there is a generous garden space featuring a lawn, whirligig and two patio seating areas, perfectly positioned to take in the most spectacular uninterrupted views across Loch Etive. A gate within the boundary fence provides direct access to the shoreline, making this a truly special outdoor space. A private 3 ton concrete mooring is included in the sale.

Location

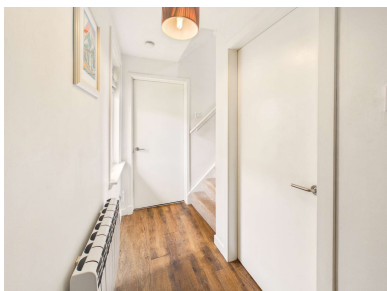
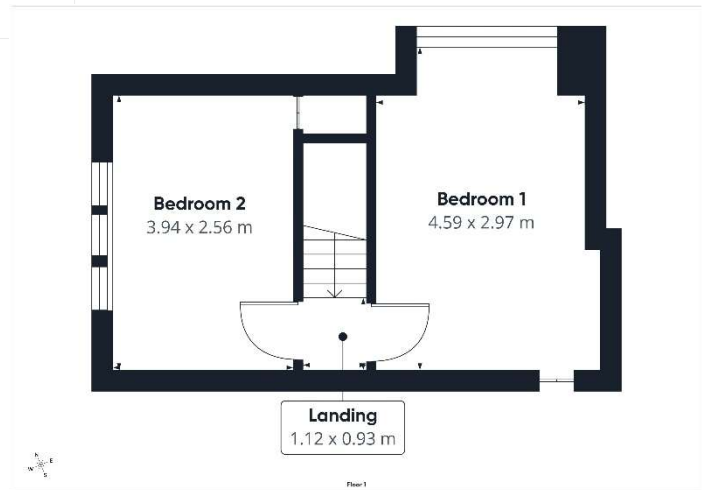
Bonawe is a small coastal village set on the north shore of Loch Etive, offering a peaceful lochside setting surrounded by stunning Argyll countryside. The area is ideal for those seeking a quieter lifestyle with excellent opportunities for outdoor pursuits including walking, cycling, kayaking and wildlife watching along the shoreline and nearby hills. The nearby village of Connel (approximately 5 miles away) provides useful local amenities including a shop, post office and primary schooling at Achaleven Primary School. Connel also benefits from a railway station on the West Highland Line, offering regular services to Oban and Glasgow, making it a convenient option for commuting or travel further afield. Oban, around 13 miles away, is easily accessible by car in approximately 20 minutes or via a regular bus service connecting Bonawe and Oban. Often referred to as the "Gateway to the Isles", Oban offers a wide range of amenities including supermarkets, independent shops, restaurants, schools, leisure facilities and healthcare services. The town also provides rail links to Glasgow and is a major ferry hub with regular services to islands including Mull, Iona, Tiree and Barra. The wider area is well connected for exploring Argyll and the west coast, making this location particularly appealing for a range of buyers including first-time purchasers, holiday home seekers and those looking to enjoy a more relaxed lifestyle within reach of key transport links.

Thinking of selling your property?

Call now to find out more about the best deal in your area.

Call 01631 561130 or 01546 607045

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. 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 using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130
Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



ARGYLL
Estate Agents



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.