



2 Dalnabeich

North Connel | Argyll | PA37 1QY

Guide Price £230,000

Fiuran
PROPERTY

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2 Dalnabeich is a modern 4 Bedroom semi-detached Home enjoying a desirable position in the sought-after village of North Connel. The property offers a stylish open-plan living area, a generous private garden, and the convenience of off-street parking, making it an ideal choice for family living or those seeking a contemporary home in a popular West Coast location.

Special attention is drawn to the following:

Key Features

- 4 Bedroom semi-detached House
- Recently converted Attic into large Master Bedroom
- Rural location only 10 minutes' drive from Oban
- Hallway, open-plan Kitchen/Diner/Lounge
- Bathroom, 4 double Bedrooms, WC
- Air source heat pump & solar panels
- Wood burning stove in Lounge
- Fully double glazed
- Internal fire doors
- All white goods, window & floor coverings included
- Large, enclosed garden with log store/utility area
- Private driveway and free on-street parking



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The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, open-plan Kitchen/Diner/Lounge with French doors leading to both front & rear gardens, and a family Bathroom. There is a spacious landing and 3 double Bedrooms on the first floor. Stairs lead to a large Master Bedroom with WC off.

Set in a beautiful location on the edge of Loch Etive & only 10 minutes' drive from Oban, this most appealing property also benefits from an air source heat pump, solar panels (providing electricity and hot water), and double glazing throughout.

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

APPROACH

Via private driveway to the side and entrance at the front into the Hallway.

GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, under-stair storage cupboard, further cupboard (housing the electric fuse box & meter), radiator, wooden flooring, and doors leading to the Lounge and Bathroom.

KITCHEN/DINER 4.65m x 2.65m (max)

Open-plan to the Lounge, fitted with a range of modern base & wall mounted units, complementary work surfaces & breakfast bar, stainless steel sink & drainer, built-in electric oven, ceramic hob (with small crack), tall fridge/freezer, dishwasher, radiator, built-in cupboard (housing the hot water cylinder), wood effect flooring, windows to the rear, and glazed French doors leading to the rear garden.



LOUNGE 4.65m x 3.7m

Open plan to the Kitchen/Diner, with radiator, attractive fireplace with wood burning stove, 2 shelved recesses (one with storage bench below), wood effect flooring, and glazed French doors leading to the front garden.

BATHROOM 2.65m x 1.95m

With white suite comprising bath with electric shower over, WC & wash basin, chrome heated towel rail, built-in linen cupboard, partially tiled walls, tiled flooring with underfloor heating, and window to the side elevation.

FIRST FLOOR: LANDING

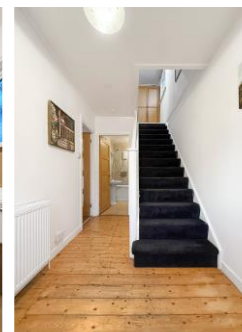
With carpeted stairs rising to the top floor, window to the side elevation, radiator, wooden flooring, and doors leading to Bedroom One, Bedroom Two and Bedroom Three.

BEDROOM ONE 4.05m x 2.7m

With 2 windows to the rear elevation, radiator, and wooden flooring.

BEDROOM TWO 3.75m x 2.9m

With windows to the front elevation, radiator, and wooden flooring.



BEDROOM THREE 3.75m x 2.7m

With windows to the front elevation, built-in wardrobe, radiator, and wooden flooring.

TOP FLOOR: BEDROOM FOUR/MASTER

5.65m x 4.5m (max)

With Velux style windows to the front & rear elevations, radiator, built-in storage unit, eaves storage, ceiling downlights, wood effect flooring, and door leading to the En Suite WC.

EN SUITE WC 1.9m x 1.85m

With modern white suite comprising WC & vanity wash basin, access to eaves, and wood effect flooring.

LOG STORE/UTILITY AREA

A sizeable lean-to provides a utility area (housing the air source heat pump & washing machine), log store, and bin store.

GARDEN

The fully enclosed rear garden provides excellent outdoor space, mainly laid to lawn and complemented by a decked seating area, patio, pond, and a selection of mature shrubs and trees. A greenhouse is positioned at the far end, ideal for gardening enthusiasts. The front garden is attractively arranged with decking and a small lawn area, all neatly enclosed by established hedging.



2 Dalnabeich, North Connel



Shower Room

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 & drainage. Air source heat pump (with 1 year guarantee remaining). Solar panels.

Council Tax: Band C

EPC Rating: D66

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 2 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

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after crossing Connel bridge, turn right signposted North Connel (East) and Bonawe. After just over ¼ miles, 2 Dalnabeich is on the left hand side, and can be identified by the For Sale sign.

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).

Prospective purchasers are advised to 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.



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