



8 Lora View

North Connel | Argyll | PA37 1RR

Guide Price £190,000

Fiuran
PROPERTY

8 Lora View

Oban | Argyll | PA37 1RR

8 Lora View is a modern 2 Bedroom semi-detached Bungalow located in the popular village of North Connel, featuring a sizeable landscaped garden with pergola, decking and patio areas, rear parking, substantial shed and potential to extend, subject to consents.

Special attention is drawn to the following:

Key Features

- Modern 2 Bedroom semi-detached Bungalow
- Popular village location close to beach
- Beautifully landscaped, sizeable garden
- Hallway, Kitchen, Lounge
- 2 Bedrooms, Shower Room, Loft
- Fully double glazed
- Oil central heating & electric fire
- Window coverings & flooring included in sale
- Pergola, decking & attractive patio areas
- Substantial timber shed & parking to rear
- Close to local amenities & good transport links
- Opportunity to extend (subject to relevant consents)
- No chain



8 Lora View is a modern 2 Bedroom semi-detached Bungalow situated in a popular village location, close to the beach and local amenities. Offering single-level accommodation, the property would appeal to a range of buyers, including those seeking a manageable home in a desirable setting.

The accommodation comprises a welcoming Hallway, fitted Kitchen with glazed doors to the decking, bright Lounge, two Bedrooms and a Shower Room, with a Loft providing useful additional storage. The property is fully double glazed and benefits from oil central heating, an electric fire, and the inclusion of window coverings and flooring within the sale.

A particular highlight is the sizeable, beautifully landscaped garden, featuring a pergola and attractive patio areas, creating excellent space for outdoor entertainment. A substantial timber shed and parking to the rear add further practicality. There is also potential to extend the property, subject to the necessary consents.

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

APPROACH

Via on-street parking to the front or private parking to the rear of the property, and entrance at the side into the Hallway.

GROUND FLOOR: HALLWAY

With radiator, ceiling downlights, fitted carpet, and doors leading to the Lounge, both Bedrooms, and the Shower Room.

LOUNGE 4.35m x 3.6m

With windows to the front elevation, radiator, wall-mounted electric fire, built-in media unit, ceiling downlights, fitted carpet, and door leading to the Kitchen.

KITCHEN 3.35m x 2.3m (max)

Fitted with a range of modern white base & wall mounted units, work surfaces, stainless steel sink & drainer, stainless steel splash-backs, electric cooker, radiator, ceiling downlights, vinyl flooring, floor-to-ceiling windows, and glazed doors leading to the decking and rear garden. Space for further white goods.



BEDROOM ONE 3.45m x 3.3m

With windows to the front, radiator, ceiling downlights, and fitted carpet.

BEDROOM TWO 2.35m x 1.95m

With window to the side, radiator, fitted carpet, and access to the Loft.

SHOWER ROOM 2.3m x 1.6m

With modern white suite comprising WC & vanity wash basin, large shower enclosure with mixer shower, chrome heated towel rail, Respatex style wall panelling, ceiling downlights, and vinyl flooring.

GARDEN

The property benefits from landscaped garden areas to the front, side and rear, thoughtfully laid out with areas of lawn, attractive paving, decking and artificial grass. The mainly lawned front garden features a selection of bushes and trees, while the rear garden includes a decked area with pergola, providing a pleasant space for outdoor seating and entertaining. A substantial timber shed and private parking area to the rear provide useful storage and off-road parking.



8 Lora View, North Connel



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. Oil tank.

Council Tax: Band C

EPC Rating: D65

Gross Internal Floor Area: 48m²

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

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Oban, take the A85 towards Connel. In Connel, turn right onto the A828 and after crossing the bridge, turn first left. Take the second turning on the right and continue into Lora View. Take a right before the end of the road and continue on. 8 Lora View is on the right 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.

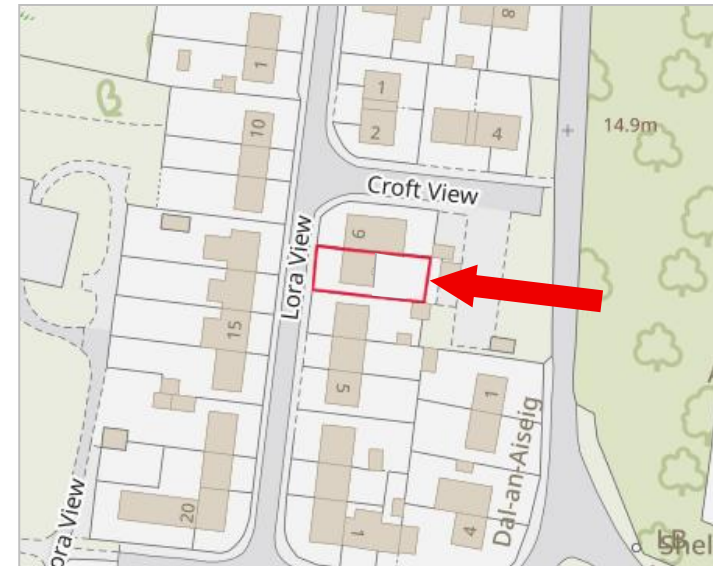
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 view the property in person and should they wish to pursue, 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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T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

