

DAWSONS



**TIGH NA BEITHE
NORTH CONNEL, BY OBAN, PA37 1QX**

A Most Appealing Detached Bungalow Situated In a Quiet Spot Enjoying Pleasant Views Towards Lochan na Beithe And Over The Surrounding Countryside

Vestibule : Hall : Sitting Room : Kitchen/Dining Room : Utility Room
3 Bedrooms : One With En-Suite Shower Room : Shower Room

Established Level Garden
Garage With Attached Workshop : Summer House

Offers Over £360,000

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 six miles or so away.

Tigh na Beithe is a most appealing detached bungalow situated in a quiet spot enjoying pleasant views towards Lochan na Beithe and over the surrounding countryside, a short distance along a track just off the North Connel to Bonawe road, near to the Connel Bridge. Although in need of some modernisation and upgrading, the property benefits from an effective gas fired central heating system and modern shower rooms and kitchen. A particular feature of note is the spacious sitting room with wood lined vaulted ceiling and feature brick fireplace. There is an established garden, with excellent workshop and garage facilities, and in addition there is a large area of hard-standing to the far side of the property, all adding to the amenity of this fine home.

DETAILS OF ACCOMMODATION

Vestibule with external door to rear, coat hooks, ceiling light fitting, fitted matting.

Hall with part wood lined vaulted ceiling, cupboard with shelving, hatch to roof space, ceiling light fittings, fitted carpet.

Sitting Room: 6.56m x 4.15m, wood lined vaulted ceiling, windows to side and rear, feature brick fireplace with coal effect gas fire, central heating radiator, ceiling light fittings, fitted carpet.

Sun Room: 3.76m x 1.97m, with patio doors to/from sitting room, external glazed door to side, windows to front, wall light, ceiling light fitting, tiled floor.

Kitchen/Dining Room: 5.32m x 3.03m, windows to rear, **dining area** with central heating radiator, ceiling light fitting, fitted carpet, **kitchen area** with wall mounted and floor standing units with work tops, 1½ bowl stainless steel sink with drainer, hob with extractor hood over, double oven, integrated dishwasher, fridge/freezer, wall mounted shelving unit, wall tiling, recessed ceiling lights, vinyl flooring.

Utility Room: 1.79m x 1.62m, external door to side, washing machine, tumble dryer, floor standing unit, work top, ceiling light fitting, vinyl flooring.



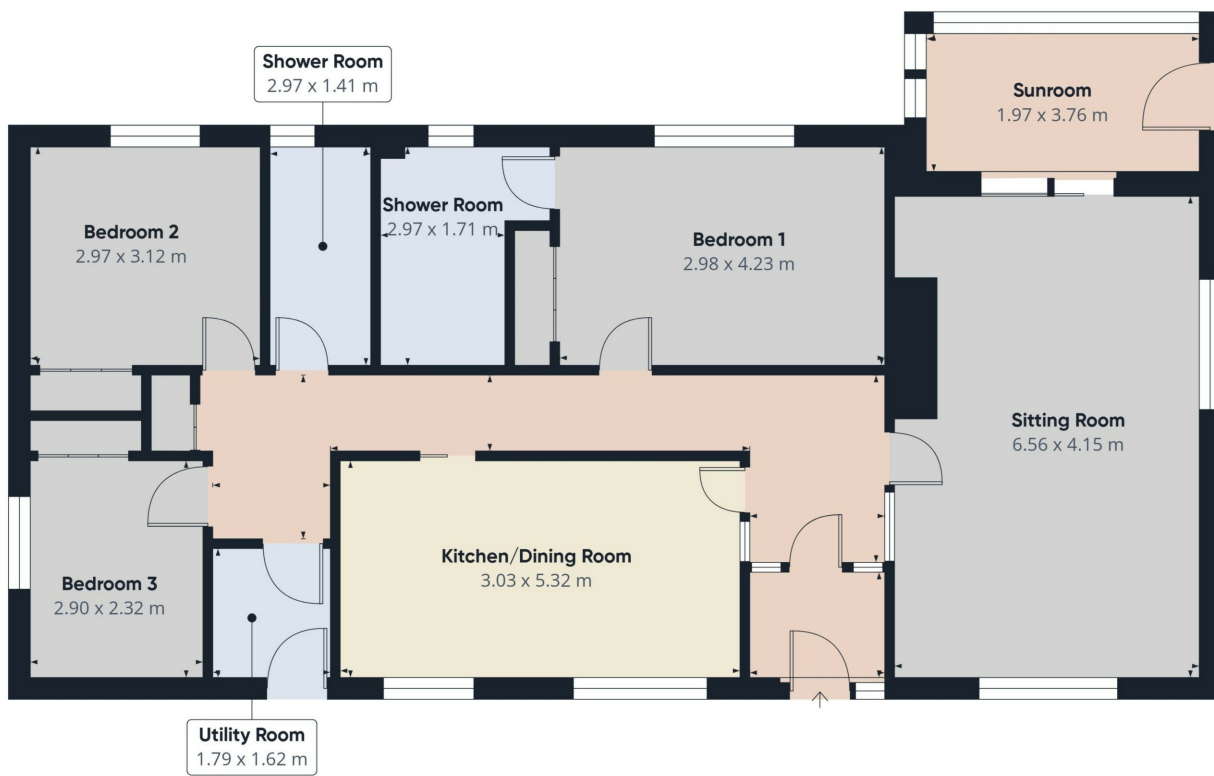


Bedroom 1: 4.23m x 2.98m, window to front, built-in wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite Shower Room:** 2.97m x 1.71m, window to front, shower enclosure with glazed panel and waterproof wall panelling, whb in vanity unit with mirrored cabinet over, smart wc, heated towel rail, ceiling light fitting, vinyl flooring.

Bedroom 2: 3.12m x 2.97m, window to front, built-in wardrobes with mirror sliding doors, central heating radiator, whb, ceiling light fitting, fitted carpet.

Bedroom 3: 2.90m x 2.32m, window to side, built-in wardrobes with mirror sliding doors, central heating boiler, central heating radiator, ceiling light fitting, fitted carpet.

Shower Room: 2.97m x 1.41m, window to front, shower enclosure with electric shower unit, sliding doors and waterproof wall panelling, whb, wc, fitted shelving, central heating radiator, ceiling light fitting, wood effect laminate flooring.





GARDEN

Tigh na Beithe is surrounded by an established garden, made up of a combination of areas of lawn and an interesting variety of shrubs, bushes and trees, together with an enclosed vegetable/fruit patch, all bordered by mature hedging and fencing. There is gated access to the front leading to a gravelled driveway which sweeps round to the rear. In addition, there is a large area of hard-standing to the far side of the property.

Garage: 5.02m x 2.75m, up and over vehicle access door to front, pedestrian door to side, concrete base, light and power, leading through to **Workshop:** 5.86m x 3.51m, windows to rear, workbench, concrete base, light and power.

Summer House: 3.12m x 2.30m, of timber construction, with half glazed French doors to front.

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. LPG central heating system.

Home Report: Available from the Selling Agents. **EPC Rating:** E48. **Council Tax Band:** E.

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

Offers Over: **Three Hundred & Sixty Thousand Pounds (£360,000)**. 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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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk