



25 St Conan's Road

Lochawe, Argyll

Beautifully presented semi-detached dwelling in a popular West Highland village

Lovely views over Loch Awe and the countryside beyond

The spacious and well presented accommodation comprises: Lounge, kitchen, three bedrooms, bathroom and utility room

Double glazed. Night storage heating

Pleasant, easily maintained front and rear gardens

Off street parking. Single car garage located on a separate stance away from the property

Offers in the region of £129,000



Situation

Number 25 St Conan's Road is a charming semi-detached cottage situated at the end of the development benefiting from no passing traffic in an elevated position set back from the A85 Glasgow/Oban road, enjoying southerly views over Loch Awe.

It is well-located on the fringe of a small development of similar type properties in the heart of the village. The properties were originally built to house the workers employed by Hydro Electric. However, the majority of the houses are now privately owned and the area of St Conan's Road has proved equally popular with families seeking a permanent home and those seeking a second home/holiday retreat.

Loch Awe is one of Scotland's largest and most picturesque freshwater lochs with its wooded shores and scattered small islands. It attracts numerous visitors to the area, renowned for its salmon and trout fishing, as well as enticing climbers and walkers drawn to the Cruachan and Ben Lui mountain ranges. There is a village store/post office, public house and a hotel all within easy walking distance of St Conan's Road. It has a village hall and a travelling bank calls twice a week with regular calls by a fishmonger and a library. Lochawe has its own railway station and there is a school bus service to the high school at Oban and to the primary school at nearby Dalmally.

The village of Dalmally is approximately 2 miles away and has a hotel, shop, health centre, pharmacy and a post office. It also has a police station, a fire station and a scenic 9-hole golf course.

Directions

Loch Awe is approximately 70 miles and just over one and a half hour's drive from Glasgow. Take the A82 from Glasgow signposted to Crianlarich and continue to Tyndrum. At Tyndrum, take the A85 signposted to Oban. As you approach the village, the Lochawe Hotel is on the left hand side of the road, continue the short distance to St Conan's Kirk. The entrance to St Conan's Road is just after the Kirk on the right hand side of the road. Turn up St Conan's Road and carry on up past the first row of houses. There is a row further behind and no 25 is the last house on the right hand side.

From Oban and the north, take the A85 and continue through the villages of Connel and Taynuilt and into Lochawe village. St Conan's Road is on the left hand side of the road, just before St Conan's Kirk which is on the right. Follow directions above.

Description

Number 25 St Conan's Road is a semi-detached property with stone block exterior under a pitched slate roof. The property sits in its own well-maintained gardens and faces south east towards Loch Awe.

Beautifully presented and in walk in condition, the property has spacious and well laid out accommodation over two floors. Well proportioned and tastefully decorated, the property is decorated in a neutral, uncluttered and modern style but has a cosy feel with double glazing, fitted carpets and electric heating.

Entering the property, the through lounge is a light, double aspect room with an attractive wooden and marble effect fireplace and plenty of space for a dining table. There is a carpeted wooden staircase to the first floor and doors to bedroom 1 and the kitchen.

The kitchen has been finished to a high standard with beech-effect floor and wall units as well as some open corner shelving. A window to the rear garden provides plenty of natural light and pleasant views. A side door opens into a lean-to utility area. There is space and plumbing for kitchen appliances and the room is modern and uncluttered.

Each of the bedrooms are spacious and well-proportioned, the first floor rooms having attractive coombed ceilings and dormer windows. Each one has built-in double wardrobes and the Master Bedroom offers excellent views to the south east down Loch Awe.

The bathroom is tastefully decorated in monochrome shades and has extensive tiling as well as wood panelling on the bath. There is an over bath electric shower with shower curtain. There are matching bathroom fittings and a small recessed storage area.

Completing the accommodation is a lean-to utility room which has doors to the front and back. With light and power, this is an excellent and versatile storage space.

Externally, the property enjoys pleasant garden grounds, accessed via a gate to the front. There is a paved patio area and a grassed area which is bordered by flower beds. There are two outside security lights and an outside tap. To the rear there is an easily-maintained paved area and steps up to a seating area. It is fenced around and laid to grass with raised beds and a drying green. There is an open aspect to the woodland behind.

There is a separate garage attaching to the property which is situated close by.

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

Gated access and path to:



Porch 0.94m x 1.70m

UPVC side entrance door. Carriage-style outside light. Floor to ceiling frosted window (SE) to front. Internal door with two decorative glazed insets. Laminate floor. Pendant light.

Lounge 6.39m x 3.33m

Dual aspect with window (SE) with views across Loch Awe and window (NW) to rear. Carpeted wooden staircase to first floor. Doors to bedroom 1 and kitchen. Space for a dining table. Wooden fire surround and mantel with marble-effect inset and hearth housing electric fire. Television point. Telephone point. Two Dimplex night storage heaters. Fitted carpet. Down lights.

Kitchen 3.44m (max) x 4.31m (max)

Double glazed window with roller blind (NW) with views to rear garden. UPVC glazed door (SW) to side into lean-to utility room. Built-in double shelved storage cupboard. Under-stair storage cupboard. Good range of fitted floor and wall units. Open shelving. Roll top worksurfaces. Tiled splashback. One and a half bowl stainless steel sink unit with mixer tap and drainer. Space for electric hob, oven and grill. Space for upright fridge freezer. Space and plumbing for an automatic washing machine. Dimplex night storage heater. Vinyl floor covering. Four spot track ceiling light.

Lean-to Utility Room 1.80m x 4.78m

Door (SE). Wooden stable door (NW). Excellent storage. Light and power. Concrete base.

Bedroom 1 4.10m x 3.22m

Window (SE). Built-in double shelved storage cupboard. Dimplex wall mounted panel heater. Fitted carpet. Pendant light.

Landing

Doors to bedrooms 2 and 3 and bathroom. Smoke detector. Matching fitted carpet. Ceiling light.

Bedroom 2 3.22m (max) x 3.90m (max)

Window (SW) to side with roller blind and loch glimpses. Coombed ceiling. Eaves storage. Built-in double wardrobe with hanging space. Dimplex wall mounted panel heater. Fitted carpet. Pendant light.

Bedroom 3 (Master) 3.84m (max) x 3.52m (max)

Window (SE) with lovely views. Coombed ceiling. Hatch to loft. Shelved recess. Two built-in double wardrobes with hanging space. Television point. Dimplex wall mounted panel heater. Fitted carpet. Pendant light.

Bathroom 2.02m x 1.67m

Double glazed frosted window with roller blind (NW). Modern three piece suite in white comprising: W.C., pedestal wash hand basin and tiled splashback and panelled bath with tiling around. Gainsborough electric shower over and shower curtain around. Matching bathroom fittings. Dimplex wall mounted fan heater. Single mirrored vanity cabinet and shelving to side. Small recessed storage area. Mosaic-effect vinyl floor covering. Downlights.

External

Externally, the property enjoys pleasant garden grounds, accessed via a gate to the front. There is a paved patio area and a grassed area which is bordered by flower beds. There are two outside security lights and an outside tap. To the rear there is an easily-maintained paved area and steps up to a seating area. It is fenced around and laid to grass with raised beds and a drying green. There is an open aspect to the woodland behind.

There is a separate garage attaching to the property which is situated close by.

Services

Mains electricity, water and drainage
Sky satellite available
Broadband available

Council Tax

Band "C"

Post Code

PA33 1AL

Viewing

Viewings will be strictly by appointment through the sole selling agents. If there is a particular aspect of the property, which is important to you, then please discuss it with a member of staff of Bell Ingram in order to avoid a wasted journey

Entry

Entry will be by mutual agreement

Closing date

A closing date may be set for the receipt of offers. Interested parties should note their interest in the property

Note

The fitted carpets, curtains and blinds as described in the sales particulars are all included in the sale. White goods and other fixtures and fittings may be available by separate negotiation.



Important Notice

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and

the state of repair of any services, appliances, equipment or facilities;

- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.