

E. Thornton & Co.

SOLICITORS AND ESTATE AGENTS

ARNABOST
8 MOSSPARK, NORTH CONNEL, PA37 1TD



Wonderful opportunity to acquire a detached bungalow with a double garage in the much sought after area of MossPark, North Connel. Views of majestic Beinn Lora can be seen from the front of the house. Ideal family home situated in a well maintained garden in a secluded location.

VESTIBULE
SITTINGROOM
KITCHEN
UTILITY ROOM
BATHROOM
4 BEDROOMS (1 en suite)

Tel: 01631 566771
Fax: 01631 564011
Email:
janice@ethornton.co.uk

OFFERS OVER
£240,000

Benderloch and Connel Villages are both a short distance away, both having Primary Schools and a variety of shops and hotels. A Doctors Surgery is available in Connel Village. Oban with its rail, ferry and transport links plus a larger range of services and amenities (including a Secondary School) is just approximately 7 miles away. There is a bus service available.



ACCOMMODATION COMPRISES -

VESTIBULE - Front door, large walk-in cupboard with light. Door into

ENTRANCE HALL - 4.21m x 1.52m,

MAIN HALL - 6.78m x 1m. Large radiator, hatch to loft, large cupboard housing hot water tank and shelved for storage, 2 pendent lights, wall lights. Walk in shelved cupboard.

SITTINGROOM - 6.82m x 5.82m at widest. Bright, airy large room with patio doors plus large window to the side and large bay window to front with view over selective housing area to mountain beyond. 3 sets of curtains and rails. 3 sets of pendent lights, wall lights. Built in area housing solid fuel fire. 2 large radiators.

KITCHEN - 3.81 x 2.93. Window to rear. Ceiling spotlights. Stainless steel sink unit, built in wooden wall and floor units, work surfaces.

Integrated oven and hob, floor tiles, wall light, door to

UTILITY ROOM - 1.74m x 3.04m, window to side, glass paned rear door. Matching wall and floor units, stainless steel sink and matching floor tiles.

BATHROOM - 1.5m x 2.93m. Grey 3 piece suite with matching wall tiles. Ceiling spotlights. Mirror and fittings. MIRA 8.4 Supreme Shower over bath with folding glass door to side of bath. Frosted window to rear.

BEDROOM 1 - 2.94 x 3.19m, window to rear, fitted wardrobe, small dimplex wall heater. Pendent light.

BEDROOM 2 - 3.13m x 3.53m, window to front, wall lights, pendent light, fitted wardrobe.

BEDROOM 3 - Master—4.03m x 2.95m, window to rear. Fitted wardrobe, wall lights, pendent light, small dimplex heater. Ensuite - peach 3 piece suite with mirror above whb and bathroom fittings, matching wall tiles, spotlights, frosted window to rear. Wall fan heater.

BEDROOM 4 - 4.18m x 3.14m. Window to front with lovely views, small wall heater, fitted wardrobe, pendent light.



OUTSIDE -

Everest double garage with up and over door

Free standing outside lights

Driveway to double garage, parking for approx 4 cars

Well laid out garden around house which is under grass with mature shrubs, bushes and trees. Patio area at side of house outside sitting room also patio/BBQ area outside rear door. Path round house.

SERVICES - drainage to septic tank, electricity and water. Solid fuel fire in sittingroom. Doors and windows double glazed.

COUNCIL TAX - Band F

VIEWING - By arrangement with subscribers

ENTRY - By arrangement with subscribers

PRICE - OFFERS OVER £240,000

Home report available.

DIRECTIONS -

From Oban— Take the A85 towards Connel. In Connel turn right on to the A828 signposted Fort William and after crossing the bridge, turn right, signposted Bonawe. Continue on this road for approximately 2 miles, taking the right hand turn at the crossroads for Bonawe and then immediately turning left which leads to Mosspark, Arnabost is the first house on right before roundabout but last house round the roundabout.

While every care and attention has been taken in the preparation of these particulars and they are believed to be correct, they are not guaranteed and are a guide and intending offers must satisfy themselves on all points as to extent of property, measurements, sufficiency of title etc. They are not any part of an offer and contract. Interested parties should notify their interest as a closing date may not be fixed. Parties travelling to view should check before as no responsibility is accepted for any loss, financial or otherwise in the event that the property is sold or withdrawn. Scotland has its own distinct Legal System with its own distinct method of house purchase and sale. Consequently if you intend purchasing a property in Scotland you should instruct a Scottish Solicitor as soon as you have identified a property of interest to you.

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