

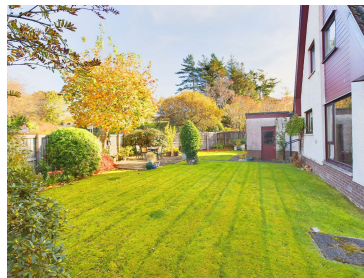


4 Bedroom Detached House

Guide Price: £320,000

7 Ferryfield Drive, Connel, By Oban, Argyll, PA37 1SP

A rare opportunity to acquire this desirable family home. Situated in the ever popular Lochside village of Connel with partial elevated views of the famous Connel Bridge which spans the tidal rapids known as the Falls of Lora. The perfect location for sailing enthusiasts being ideally located minutes from Dunstaffnage Marina. A short 5 mile commute to Oban with major amenities. Comprising; 4 double bedrooms, family lounge/diner, breakfasting kitchen, utility room, walk in wet room and family bathroom. The property further benefits from an attached garage/workshop, double glazing, off peak electric heating, wrap around gardens with patio, private driveway for multiple vehicles, large fully floored attic space with pull down loft ladders for easy entrance and ample storage space throughout the property. Highspeed broadband, 5G and digital TV are available.




ARGYLL
Estate Agents

Entrance/Inner Hallway

Three external steps, timber exterior door with letterbox leading to the inner hallway. Walk in cupboard with plenty of coat hanging and footwear storage. The hallway leads to lounge/diner, kitchen, shower room, bedroom one and stairs to upper landing. Carpeted flooring, wall paper and wood panel wall coverings, pendant lighting, wall lighting, off peak electric storage heater, socket points, phone point, smoke detector and ample room for free standing hallway furniture.

Lounge/Diner 3.91m x 6.60m

Good sized family lounge with dining area. Light and bright with dual window views to front gardens, peaceful neighbouring properties and partial countryside views beyond. Carpeted flooring, pendant lighting, feature wall lighting. Character partial timber wall panelling. Fire place with feature insert electric fire, stone hearth surround and mantle. Two off peak electric storage heater, socket points and tv point. Dining area has ample room for dining table to seat all the family and free standing dining furniture.

Breakfasting Kitchen 2.85m x 3.22m

Practical and functional country style kitchen with space for table and chairs. Matching wooden wall and base units with brass handles, stone effect worktop, various storage options with ample wall and base units, shelving and drawers. Black composite sink with mixer tap and draining board. Window views to rear garden and hills beyond. Patterned linoleum flooring, feature ceiling lighting, electric panel heater, Zanussi Electrolux cooker with 4 zone hob, oven and grill, in built extractor fan above. Tv point, socket points and partial tiled splashbacks. Large walk in storage cupboard ideal for laundry and household cleaning equipment. Door to utility room.

Utility Room 3.62m x 1.64m

Accessed just off the kitchen giving passage to the rear garden through an opaque glass exterior door. Matching wall and base units with wooden insert handles. Lots of worktop capacity. Space and plumbing for white goods. Feature ceiling lighting, patterned linoleum flooring. Double stainless steel sink with drainage board and mixer tap, partial tiled walls and splashback, loft hatch access.

Bedroom One 3.85m x 3.26m

Ground floor double bedroom currently used as a home office with full height window views of the private rear garden and hillside beyond. Partial wooden wall panelling, wallpaper coverings, carpeted flooring, electric panel heater and socket points. Ample room for freestanding furniture. This room would work equally well as formal dining room or possible knock through to create a wonderful kitchen/diner.

Shower Room 1.96m x 2.06m

Walk in wet room with three piece suite. Thermostatic walk in shower with safety enclosure and hand rails. White WC and WHB with vanity shelf surround. Opaque window view to side. Heated towel rail and no slip flooring throughout. Wall hung mirror unit, flush ceiling lighting, additional towel rail and toilet roll holder.

First floor landing 2.95m x 1.12m

Carpeted stairs with timber banister and hand rails leads to first floor landing. Pendant lighting, off peak storage heater and loft hatch access. Large storage cupboard ideal for linen. Second cupboard housing water tank with handy shelving above. Loft hatch access to the large fully floored attic space with pull down loft ladders for easy entrance and pendant light within. There is also an insulated cold water tank in the loft area.

Family Bathroom 2.03m x 1.70m

Good sized family bathroom featuring a light coloured full size bath, WC, free standing WHB and the floor is tiled. There is an over bath mains shower with a glass bath screen. Bath and shower walls being fully tiled and a shelf runs along the back wall to provide space for personal effects, the wall is partially tiled with wallpaper above. A heated towel rail, pendant light and a Velux window which provides good natural light and fresh air to the bathroom.

Bedroom Two 2.94m x 2.71m

Double bedroom with wonderful partial elevated views of the iconic Connel bridge and the rear garden. Carpeted flooring, pendant lighting, electric panel heater, wallpaper coverings, socket points. Space for freestanding bedroom furniture.

Bedroom Three 3.10m x 2.61m

Double bedroom with partial elevated views of Connel bridge, the rear gardens and the delightful countryside beyond. Carpeted flooring, pendant lighting electric panel heater. Double inbuilt mirrored wardrobes with hanging and shelving. Ample room for freestanding bedroom furniture.

Master Bedroom 3.88m x 4.65m

Impressive master bedroom with lots of space for freestanding bedroom furniture. Dual elevated window views to front of the lovely semi-rural landscape. Four large inbuilt mirrored wardrobes with hanging and shelving. Sink area with inbuilt vanity shelving and storage. Carpeted flooring, electric panel heater, pendant lighting, wall lighting and socket points.

Outside Space

Well maintained good size garden laid mainly to lawn with a mature of shrubs and annual flowering perennials. Timber fencing to sides and rear wrap around the property with various slabbed pathways. Colourful established borders surround the garden and house. Slabbed patio/bbq area with space for outdoor seating and bbq equipment. Trees and bushes providing shade and attracting an abundance of local wildlife. Private tarmac driveway with parking for multiple vehicles. The property benefits from a substantial brick built attached garage with concrete base, power & light. Electric remote controlled roller door and pedestrian door accessed from the back garden and a rear facing window view. Workshop area with work bench and various tool hanging options. Ample family storage space throughout for a vehicle, boating equipment and outdoor apparatus.

Location

Connel is a lochside village situated some five miles east of Oban, the principal town of the West Highlands, it offers an excellent range of village amenities and services which include a well stocked general store/post office, a modern medical centre, primary schooling in the nearby village of Benderloch which is located on Tralee/Ardmucknish Bay offers a village store, church, community hall, sought after primary school and is part of the West Coast Motors bus line allowing travel to Fort William, 37 miles north and Oban approx. 5 miles away. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides. Connel village enjoys good transport links by road and rail to the central belt with Connel Station being a stop on the Oban to Glasgow line.



Floor 0



Floor 1



Approximate total area⁽¹⁾
120.57 m²

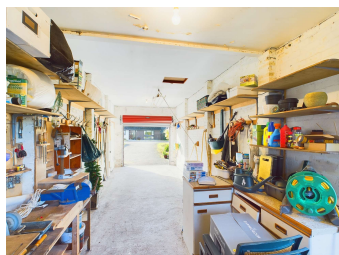
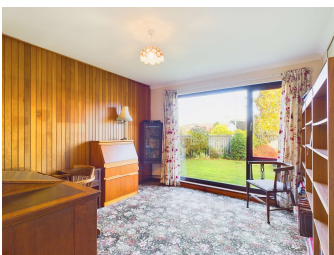
Reduced headroom
1.20 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Lochgilphead Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
3 Combie Street, Oban
Argyll PA34 4HN

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


ARGYLL
Estate Agents