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# ANDERSON BANKS

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**12 BENMORE VIEW  
NORTH CONNEL  
BY OBAN, PA37 1SN**



**OFFERS OVER £130,000**

- Well presented semi-detached property in quiet cul-de-sac setting
- Spacious and versatile family accommodation
- Hall, Lounge, Kitchen/Dining, Bathroom
- 2 Bedrooms, Boxroom, Garden, Ample parking
- Viewing highly recommended

**Tel: 01631 563158**

For full property details see our Website

[www.andersonbanks.co.uk](http://www.andersonbanks.co.uk)

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Attractively presented semi-detached house situated in a quiet area of North Connel. This two bedroomed property is in excellent order throughout and provides spacious family accommodation in a good location within easy commuting distance of Oban. The villages of Connel and Benderloch are close by, offering shops, post office, hotels, restaurants, doctor's surgery, primary schools and pre-5 education.

Benefiting from a large lounge running the full width of the house, and a kitchen which has been extended to provide ample space for a dining table, the property is bright and airy taking full advantage of the abundance of natural light and neutral décor. The roomy entrance hallway makes full use of the space available and is currently utilised as an office/study area. On the upper floor, there are two good-sized bedrooms, the largest of which has super open views to the rear towards the Firth of Lorn and Ben Lora. A substantial boxroom with velux window adds to the accommodation providing excellent storage space. The property is fully double glazed and has gas central heating throughout.

The property enjoys a peaceful cul-de-sac setting with ample parking to both front and side. Easily maintained gardens to front, side and rear provide a safe, child and pet friendly environment.

**The accommodation comprises:-**

**HALL** (3.85m x 1.46m) Double glazed door to front. Window to front. Doors to kitchen & lounge, stairs to upper floor. Wood panelling to half height, overhead light, shelving, coat hooks, central heating radiator, smoke alarm, single power point. Ample space for desk/workstation.

**LOUNGE** (5.62m x 3.09m) Good sized room full width of house decorated in neutral colours. Window to front and rear, laminate flooring, glazed door to hall, gas fire with slate hearth, 2 overhead lights, central heating radiator, 2 double & 1 single power point, tv point.

**KITCHEN/DINING** (3.97m x 4.21m at longest & widest) Window to rear, double glazed external door to rear garden, good quality pale wood wall & floor units with laminate work surface, ceramic tiled floor, glazed door to hall. Large under stair cupboard. Spotlights, 2 overhead lights, shelving, central heating radiator, stainless steel sink & drainer, 4 double & 1 single power point.

**UPPER HALL** Carpeted stair to upper floor with wooden handrail. Window to side on half landing, good sized storage cupboard on half landing, overhead light, hatch to loft space, 1 single power point, smoke alarm.

**BATHROOM** (2.12m x 1.88m) White suite of WC, WHB & Bath. Mira supreme shower over bath with shower curtain. Respotex splashback behind bath. Obscured window to rear, vinyl flooring, overhead light, mirrored wall mounted cabinet, central heating radiator.

**BEDROOM 1** (2.9m x 3.47m) Good sized room in neutral décor with window to rear enjoying good views to Firth of Lorn and Ben Lora. Central heating radiator, overhead light, 1 single & 1 double power point, carpeted.

**BEDROOM 2** (3.82m x 2.69m at longest & widest) Good sized room in neutral décor with window to front, large storage cupboard, overhead light, shelving, central heating radiator, 2 single & 1 double power point, carpeted.

**BOXROOM** (2.38m x 2.55m at longest and widest) Large walk-in storage room with velux roof window to front, carpeted, overhead spot light, 1 double power point, large internal cupboard.

**OUTSIDE** Steps from rear door to grassed area, LPG gas tank, large shed, paved path around house to front garden. Gate to parking area, rotary clothes dryer.

**SERVICES** Mains electric, water and drainage. LPG gas.

**COUNCIL TAX** The property is currently listed in Band D.

**ENTRY** By arrangement.

**VIEWING** Strictly by appointment through the selling agents.

**PRICE** Offers Over £130,000

**HOME INFORMATION PACK** A copy of the Home Information Pack will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties in PDF format free of charge.

WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER.

OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.



