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**24 ST. CONANS ROAD
LOCHAWE**



OFFERS IN THE REGION OF £129,950

- Semi detached family home overlooking Lochawe
- Fully double glazed, Electric heating
- Lounge, Dining Room, Spacious Kitchen
- 3 Bedrooms, Bathroom, Utility room/Store
- Front & rear gardens, Garden shed, Garage

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Substantial semi detached house pleasantly situated in an elevated location enjoying views across Loch Awe. The property is in a quiet residential area within the village of Loch Awe and is within walking distance of the local shop/post office, St. Conans Kirk, the "Tight Line" Restaurant/Bar, railway tearoom and the Loch Awe hotel.

Loch Awe is a very popular, freshwater loch, which attracts many tourists throughout the year and is an excellent base for exploring the surrounding area. The area is renowned for its excellent trout and salmon fishing facilities and local walks. Primary education is available some three miles distant in the village of Dalmally, whilst Secondary pupils are collected by bus and travel daily to Oban.

The village of Loch Awe is situated 22 miles from Oban where there is a wider range of facilities available. The village has it's own railway station and bus links on the main Oban to Glasgow route.

The accommodation comprises:

- VESTIBULE** Glazed, wooden outer door, window to the front, carpet tiles, shelving, wall light, and glazed inner door to hall.
- LOUNGE** 3.77m x 3.35m Window to front overlooking Loch Awe. Radiator, fitted carpet, overhead light with two matching wall lights, free standing electric fire set in a wooden surround. Glazed double doors to dining room –
- DINING ROOM** 3.35m x 2.50m Patio doors to rear garden, fitted carpet, overhead light, radiator, telephone point, door to kitchen –
- KITCHEN** 4.30m x 4.00m (at longest and widest). Spacious kitchen, window to the rear, carpet tiles, good selection of wooden wall and floor units, under-unit heaters, plumbed for washing machine, stain less steel sink unit, single integral oven with hob and extractor unit, overhead fluorescent strip light with further spotlight unit and large cupboard with louvre doors. There is ample space for a break fast bar/dining table. UPVC, half glazed door to lean-to utility room/store –
- UTILITY/STORE** Good sized, practical extension ideal for use as a utility room or for further storage. Concrete floor, Perspex roof, pulley, shelving, fluorescent strip lighting, wooden glazed door to the front and further door accessing the rear garden.
- BEDROOM 1** 3.23m x 2.22m Window to front, fitted carpet, panel heater, large cupboard, telephone point and overhead light. Carpeted staircase with wooden balustrade to upper floor. Two overhead spotlight units and smoke detector.
- BEDROOM 2** 3.83m x 3.20m (Double) Window to front, fitted carpet, overhead light, panel heater, eaves storage cupboard with louvre doors. Double fitted wardrobes and fitted chest of drawers.
- BEDROOM 3** 4.52m x 3.56m (Double) Window to front, fitted carpet, overhead light, panel heater, telephone point, hatch to loft, two double fitted wardrobes and fitted chest of drawers.



- BATHROOM** Two opaque glazed windows to the rear, W.C., wash hand basin and fully tiled shower cabinet housing a "Gainsborough Impulse" electric shower. Heated towel rail, bathroom cabinet, mirror, chrome fittings.
- OUTSIDE** The rear garden is mainly set out in paving stones with a raised patio/barbeque area, rotary clothes dryer, garden shed and is fully fenced. The front garden has an attractive miniature wall with paved pathway to front door, chipped garden areas with planters, satellite dish and outside lighting.
- GARAGE** Separate garage, situated to the rear of the houses. The garage has a concrete floor, up and over door with lighting and power being available by generator.
- POST CODE** PA33 1AL
- COUNCIL TAX** The property is currently listed in band C.
- ENTRY** By arrangement.
- VIEWING** Strictly by appointment through the selling agents.
- PRICE** Offers in the region of £129,950

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.



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