



## 1 Falls View Apartments

North Connel | Argyll | PA37 1QX

Offers Over £235,000

**Fiuran**  
PROPERTY

# 1 Falls View Apartments

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1 Falls View Apartments is a beautifully presented 2 Bedroom ground floor Apartment in a sought-after rural development in North Connel, with private parking, garden, and stunning loch views to the front.

Special attention is drawn to the following:-

## Key Features

- Sought after 2 Bedroom ground floor Apartment
- Beautiful location only 10 minutes from Oban
- Breathtaking views of Loch Etive & Connel Bridge
- Porch, Hallway, Kitchen/Diner, Lounge
- 2 double Bedrooms, En Suite, Bathroom
- Electric storage heating
- Benefits from super-fast broadband
- Replacement double glazing to some windows
- Window coverings & some white goods included
- French doors to outdoor seating area at front
- Communal garden/drying green to rear
- Private parking for 2 vehicles
- Close to local train station & cycle path



1 Falls View Apartments is a beautifully presented 2 Bedroom ground floor Apartment in a sought-after rural development in North Connel, with private parking, garden, and stunning loch views to the front.

The accommodation comprises entrance Porch & Hallway, fitted Kitchen/Diner with French doors leading to outside seating area, bright & spacious Lounge, 2 double Bedrooms, En Suite Shower Room, and a family Bathroom.

This most appealing property forms part of a block of four apartments, with private garden to the front, a large communal garden/drying green to the rear, its own entrance door and private parking for 2 vehicles.

The accommodation is arranged as follows:

### **APPROACH**

Via private parking to the front of the property, and entrance at the side into the Porch.

### **PORCH**

With private entrance door, small cupboard housing the electric fuse box & meter, laminate flooring, and glazed door leading to the Hallway.

### **HALLWAY**

With electric storage heater, fitted carpet, 2 built-in storage cupboards, and doors leading to all rooms.

### **LOUNGE** 5.15m x 3.25m

With windows to the front elevation with Loch views, further window to the side elevation, electric storage heater, and fitted carpet.



**KITCHEN/DINER** 4.7m x 3.45m (max)

Fitted with a range of wooden base & wall mounted units, under-cabinet lighting, work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, fridge, freezer, electric storage heater, vinyl flooring, glazed doors to the Lounge, and glazed French doors leading to the front patio/seating area (curtains not included).

**BEDROOM ONE** 3.35m x 3.25m

With windows to the rear elevation, built-in wardrobe, electric storage heater, fitted carpet, and door leading to the En Suite.

**EN SUITE** 2.2m x 2.05m (max)

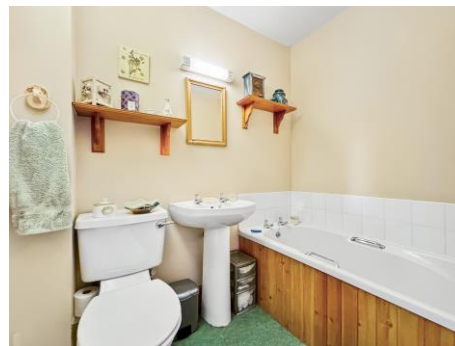
With white suite comprising WC & wash basin, shower enclosure with electric shower, vinyl flooring, and window to the side elevation.



**BEDROOM TWO** 3.5m x 3.35m (max)  
With windows to the rear elevation, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

**BATHROOM** 2.2m x 1.7m  
With white suite comprising bath, WC & wash basin, and fitted carpet.

**GARDEN**  
Sitting within its own shared grounds, 1 Falls View Apartments benefits from a private garden /seating area to the front, with an array of shrubs/trees, and a large communal garden/drying green laid to grass & stone chippings located to the rear. There is a designated space for a shed, if required.  
There is also a residents' car park to the front, with each apartment enjoying two allocated parking spaces.



## 1 Falls View Apartments, North Connel



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water & electricity.  
Drainage to shared septic tank.

**Council Tax:** Band D

**EPC Rating:** C72

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

With a thriving community, North Connel is a quiet rural location with its own village hall, hotel/restaurant, airstrip for light aircraft, and bus service. It is only a few minutes' drive from the villages of Connel and Benderloch and their local amenities. The village of Connel has two hotels/restaurants and a doctors' surgery, as well as a railway station with links to Oban and Glasgow. There are further facilities and services available in Oban, some 6 miles away.

## DIRECTIONS

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after crossing Connel bridge, turn right signposted North Connel (East) and Bonawe. Falls View Apartments are on the left-hand side, and no.1 can be identified by the For Sale sign in the window.

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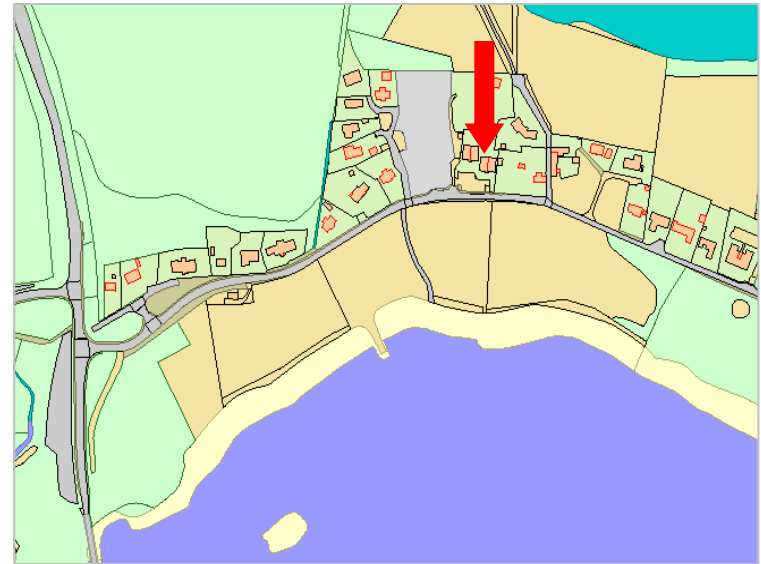
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

