



*Offers Over £280,000*

***“Doris Mor”  
3 Moss Park, North Connel PA37 1TD***

3 Moss Park is a beautifully presented detached house with fantastic views, located in the much sought after village of North Connel. Owned from new in 1989 by the current occupiers the house has been maintained to a very high standard. Ideal family home situated in a well maintained garden in a secluded location. North Connel is a popular and scenic residential area which extends along the northern shore of the scenic Loch Etive. The villages of Connel and Benderloch are within easy reach where a good range of local services are to be found, including well-stocked shops a post office a doctors surgery and health centre, primary schools, licensed hotels with restaurants and ‘bus services. 5 minutes away Connel village is also a stop on the main Oban-Glasgow rail line and bus route and 5 – 10 minutes in the other direction there is an airfield which handles scheduled flights, private and light charter aircraft. A more comprehensive range of shops, professional services and leisure and recreational facilities can be found just 15 minutes away by car in the town of Oban (meaning “little bay” in Gaelic), the area’s principal town. Restaurants, cafes and bars abound, many with live bands and ceilidhs and for the energetic, swimming and other sports can be enjoyed at the Atlantis Leisure Centre. Oban is well-known as the “Gateway to the Isles” and Caledonian MacBrayne from here connects the mainland with many islands in the Hebrides.

- Lounge
- Dining area
- Kitchen with utility room
- 4 bedrooms (1 en-suite)
- Bathroom with 3 pc suite
- Electric heating
- Driveway for multiple vehicles
- Garage with mezzanine floor
- 0.4 acres of land in private cul-de-sac
- Sought after area
- Great views
- Private mooring included





**Entrance Porch**

Wooden exterior door. Glass door to entrance hallway.

**Entrance Hallway**

Storage heater. Carpeted. Glass door to lounge.

**Lounge - (25'5 x 18'3) at largest point**

Bay window to front. 2 windows to side. Fireplace with electric fire separates lounge area from dining area. Carpeted. Hatch from dining area to kitchen. Storage cupboard. 2 storage heaters.

**Bedroom 1 - (13' x 9'6")**

Window to rear. Built in wardrobe. Electric heater. Carpeted.

**En-suite**

3 piece bathroom. Towel rail. Fan heater.

**Bedroom 2 - (10'6" x 9'5")**

Window to rear. Built in wardrobe. Electric heater. Carpeted

**Bedroom 3 - (13'5" x 10'1")**

Window to front. Built in wardrobe. Electric heater. Carpeted.

**Bedroom 4 - (10'7" x 11'4")**

Window to front. Built in wardrobe. Electric heater. Carpeted.

**Kitchen (12'5" x 9'8")**

Window to rear. Wood effect wall and floor units offset with light work surfaces. Stainless steel sink and drainer. Plumed for washing machine and dishwasher. Vinyl floor. Electric cooker with oven and grill. Fan heater. Door to utility room.

**Utility Porch**

Door to rear of house. Window to side.

**Bathroom (6'9 x 6'9)**

Rose 3 pc bathroom suite with shower and screen. Towel rail. Fan heater. Vinyl flooring. Obscured window to rear. ½ height tiling throughout room. Full height in shower area.



SERVICES - drainage to septic tank. Electricity. Water. Electric fire in sitting room. Double glazing throughout.

COUNCIL TAX – Band F

VIEWING – By appointment only

PRICE - £280,000

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 Mossparck. Doris Mor is number 3 in the cul-de-sac.

Every care and attention has been taken in the preparation of these particulars and they are believed to be correct. They are, however, 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 with Forbes Boat Care 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.