



Almar

Connel, Oban, Argyll and Bute

Galbraith

# Spacious family home with coastal views and great local amenities

  
Oban 4.5 miles   Stirling 80 miles   Glasgow 90 miles

  
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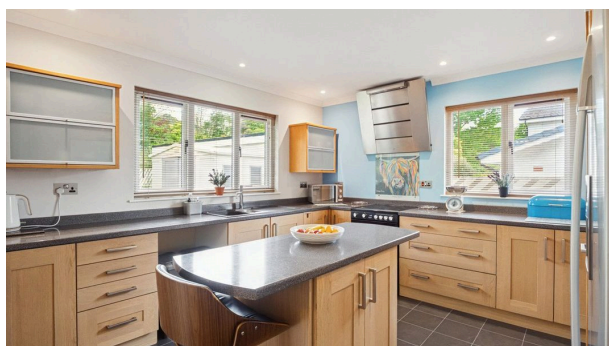
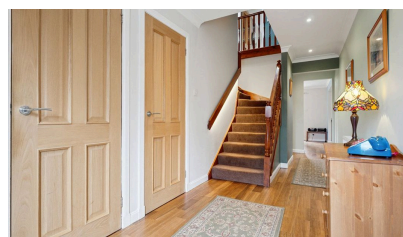
Spacious family home with flexible accommodation  
Sought after location with stunning coastal views  
Easy access to Oban Airport  
Large driveway with parking for several cars  
Solar panels and air source heat pump



## SITUATION

Almar is situated on the Old Shore Road in Connel. The property is within walking distance of local amenities including a licensed shop, post office, church and medical centre. There are also restaurants in the local Falls of Lora Hotel and Oyster Inn. A choice of schools including nurseries can be found in the villages of Benderloch and Dunbeg and a high school in the coastal town of Oban with transport provided to each. Oban also offers a wide range of shops and restaurants, and a leisure centre. From the town regular ferry services operate to the Western Isles, there are also daily train services to Glasgow and an hourly bus service to Connel. The property is situated conveniently close to the main road network and within easy reach of local bus and train services which operate from villages close to the property and extend to Glasgow. To the north across the famous Connel Bridge is a small airport offering flights to the Inner and Outer Isles. Further north are the stunning mountain ranges of Glencoe and Glen Nevis and the popular Highland resort of Fort William.

The area around Connel is renowned for its stunning scenery and is popular for walking, cycling and riding as well as sailing, kayaking and fishing. There are also beaches nearby including at Tralee near Benderloch and in Oban at Ganavan.



## DESCRIPTION

The property is split across two levels with single garage and large driveway leading up to the property. Entered into a large reception hall with cloakroom. The lounge is at the front of the house with a large window and stove. The kitchen is to the rear of the property with large central island, wall and base units, integrated appliances, and dining area. Off the kitchen is the utility with space for white goods and shower room. There is also a ground floor double bedroom with ensuite and study.

On the second floor there is a large landing that grants access to four double bedrooms and the family bathroom. Both the main bedroom and second bedroom have ensuite facilities. The sixth bedroom is currently used as an office and is accessed by the stairs case next to the ground floor bedroom.

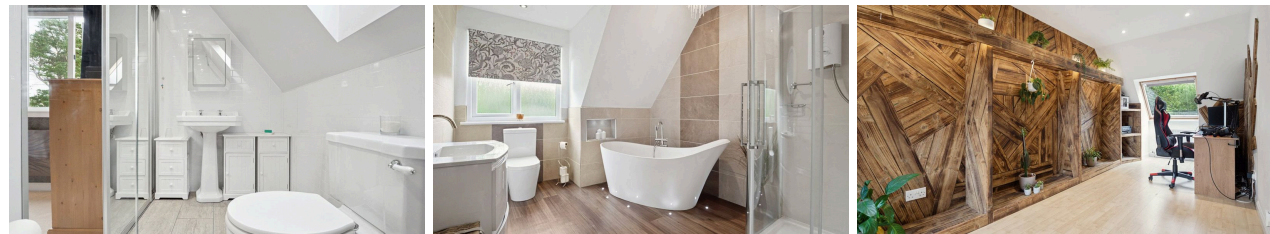
## ACCOMMODATION

Ground Floor: Hallway, lounge, kitchen/diner, utility room, shower room, ground floor bedroom, ensuite, study, and cloakroom.

First Floor: Bedroom one, ensuite, bedroom two, ensuite, bedroom 3, bedroom 4, bedroom 5, and bathroom.

## GARDEN

The driveway is welcoming and leads to the front of the property giving access to the garage and allowing parking for several cars. There is also an elevated lawn with light shrubs on either side of the boundary. The rear garden is tiered and offers various spots to sit and enjoy with thoughtfully planted areas, a large patio for alfresco dining, and access into the garage.





#### **IMPORTANT NOTES:**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 27/08/2025.

#### **ANTI MONEY LAUNDERING (AML) REGULATIONS:**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



PA37 1PT



named.seaweed.spans

# Viewings

Strictly by appointment with Galbraith Stirling Tel: 01786 434600 Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)



## Tenure

Freehold

## Local Authority

Argyll & Bute Council

## Council Tax

G

## EPC

C



# Services

## Water

Mains

## Electricity

Mains

## Drainage

Private

## Central Heating

Air Source

## Internet

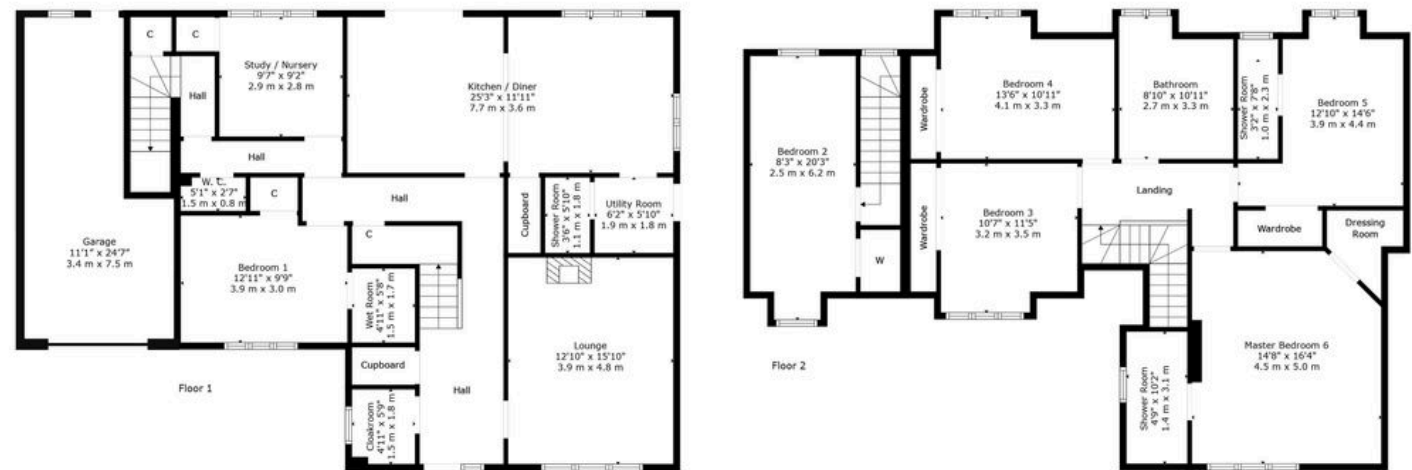
FTTC



# Additional Information

## Plans

Total Area: 220m<sup>2</sup>



# Galbraith

**TOTAL: 2372 sq. ft, 220 m2**

BELOW GROUND: 1221 sq. ft, 113 m2, FLOOR 2: 1151 sq. ft, 107 m2

EXCLUDED AREAS: UTILITY ROOM: 36 sq. ft, 3 m2, LOW CEILING: 95 sq. ft, 8 m2, WALLS: 173 sq. ft, 18 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

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**Galbraith**