



# PARK HOME AUCHENGOWER PARK

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# Park Home Auchengower Park

Alan Ferguson of AMAZING RESULTS!™ welcomes to the market a beautiful new park home at Auchengower Park in Cove.

The idyllic setting offers a relaxed rural lifestyle on the coast, nestled among Scottish mountains and sea lochs. Enjoy the out-of-the-way setting while being just half an hour (16 miles) from Helensburgh or an hour (44 miles) from Glasgow.

The property includes an open kitchen and living room, bathroom, master bed with an en suite and twin bedroom. Relax outdoors with the brand new PVC decking and park your cars on the newly built monoblock driveway. Join the growing trend of park home life in Scotland and escape to the coastal mountains and sea lochs at Auchengower Park.

**Fixed Price £74,000**



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## DESCRIPTION

This Oakdale model of Carnaby's finest residential park homes comes fully furnished and ready to be moved into. The living room includes a leather corner couch which also opens up as a bed. The mantle piece includes connections for TV, internet and power, as well as an electric fire. The kitchen features plenty of worktop space, a sink, fridge-freezer, gas hobs, electric cooker, combi boiler and storage. There is a dining area sitting four.

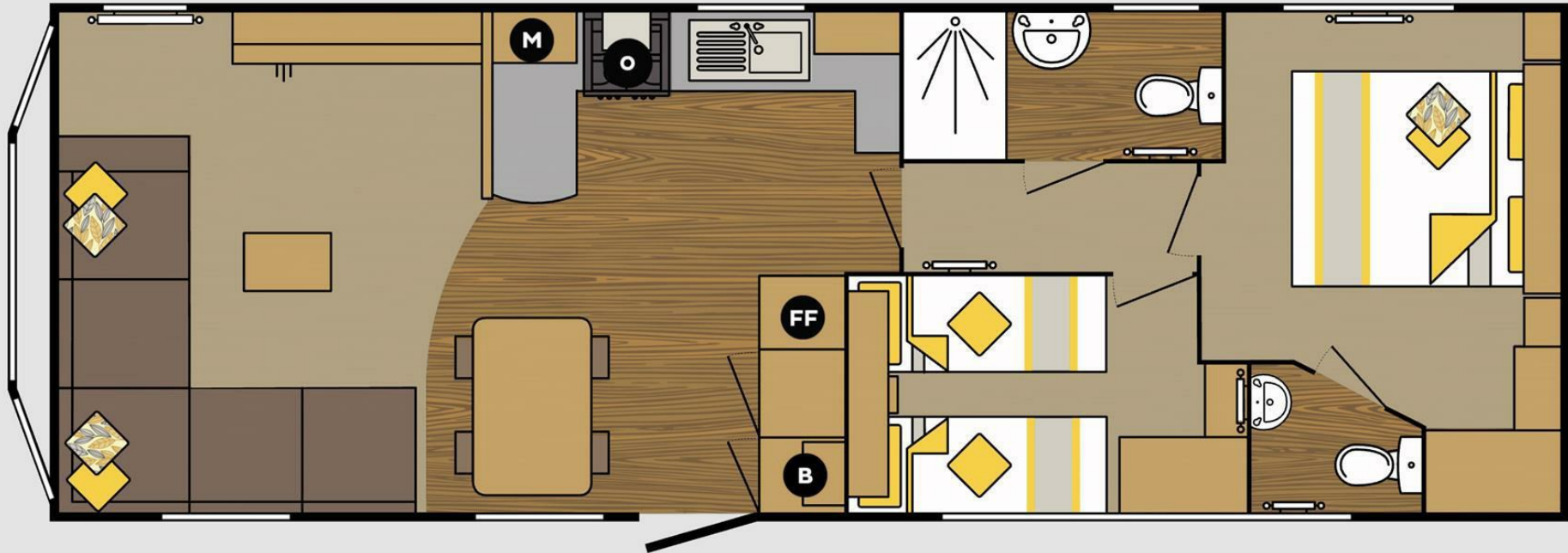
The shower room includes a toilet, sink, cabinet and the shower itself, which is a strong gas-powered model.

A master bedroom features a double bed, plenty of storage space, bedside units and an ensuite toilet. It is a highly functioning space designed to perfection. The twin bedroom has two single beds, a wardrobe and more storage above.

The property is insulated with double glazing and heated with gas central heating, with a brand new Valliant boiler, which also has a timer control. Gas is provided by a Calor gas tank, which lasts a whole year of use from heating and cooking. Refills are ordered automatically.

Monthly site fees, which covers maintenance of the site, water and sewage, are £130. Electricity is around £10 a month. Council Tax is band A (£100-130). The site has broadband coverage and high speed fibre optic coverage by BT is currently being brought to the site.





**35 X 12 - 2 Bedroom**

Bed sizes: Double 1905mm x 1525mm & 2 x Single 1830mm x 685mm



## SITUATION

Auchengower Park is in Cove, Argyll and Bute. The park is sat on the western hillside of the archipelago and offers stunning views of idyllic Scottish landscape. A regular ferry from Cove to Gourock allows quick access over to Inverclyde for public transport into Glasgow and beyond. Glasgow is 44 miles from the site and Helensburgh is 16.6 miles. The roads are very well maintained due to important military bases situated a few miles north of the park. Cove has its own local shop to make use of, and for larger shops, residents can travel to Garelochhead or Helensburgh. On the whole, the site is very well placed to enjoy the rural life while not being too far away from useful amenities.

## VIEWINGS

Viewing by appointment, please call your local Glasgow Estate Agent Alan Ferguson to see this home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit the AMAZING RESULTS!™ website.

## BOOK A FREE VALUATION

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





**Agents Note**

Viewing is strictly by appointment through **AMAZING RESULTS!**™ on 0845 301 2222. These property details are set out as a general outline only and do not constitute any part of an Offer of Contract. **Any services, equipment, fittings or central heating systems** have not been tested and no warranty is given or implied that these are in working order. **All measurements, distances and areas** are approximate and for guidance only. **Energy performance:** A copy of the full Energy Performance Certificate is available upon request. **This material** is protected by the laws of copyright. The owner of the copyright is **AMAZING RESULTS!**™ Estate Agents.

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