



PETER MURPHY & Co
ESTATE AGENTS



3 Arinabea Cottages , Crianlarich, FK20 8SB Offers In The Region Of £300,000

3 ARINABEA COTTAGES is a fabulous 2 bed property that sits in a picturesque location surrounded by lovely countryside views. The cottage sits in approximately 3 acres of land and has potential to build an additional dwelling which has been confirmed by a pre-application to the Argyll & Bute council. A viewing is strongly advised to see all that this property has to offer.

Living Room

12'11" x 14'7" (3.96 x 4.47)

This cosy, though bright living room has a multi-fuel burning stove and space for a 3-seater sofa and an additional armchair. There are wooden ladders leading up to an open loft area that is currently used as an office space. There is a deep window sill that would make an ideal window seat that has a pleasant view of the front garden.



Kitchen

24'2" x 16'11" (7.39 x 5.16)

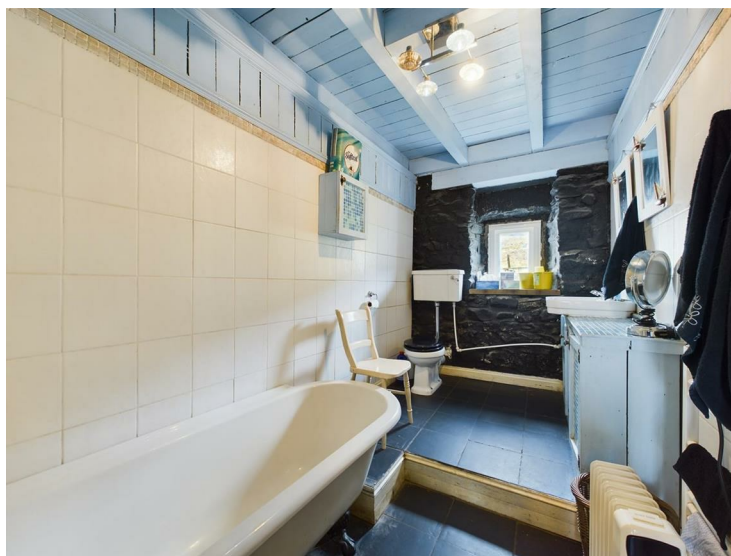
This spacious kitchen benefits from bespoke wooden worktops that offers plenty of food preparation area and a freestanding island in the middle. The kitchen is an airy place with high ceilings and a pleasant place to entertain family and friends. There is room for a dining table to seat 6 people or more and the kitchen also has double doors opening on to the rear garden and decking area. The kitchen has a stunning view of the hills from both windows and is heated via multi-fuel Rayburn and an electric radiator.



Bathroom

11'9" x 4'10" (3.59 x 1.48)

This bathroom is split level and comprises of a bath, sink and WC. There are still original features such as the wooden door and stonework.



Bedroom 1

14'2" x 14'9" (4.34 x 4.50)

The master bedroom has the original fire place with a multi-fuel stove and plenty of space for free-standing wardrobes. There is space for a super-king sized bed and has windows to the front and roof letting in plenty of natural light.



Bedroom 2

13'3" x 16'10" (4.06 x 5.14)

This is an excellent formal living room though could also be a guest bedroom. There is plenty of space for 2, 3-seater sofas and additional armchairs though if used as a bedroom, there is ample space for a large bed and free-standing furniture.



Bedroom 2 En Suite

5'10" x 12'7" (1.80 x 3.85)

The bathroom leads off the living room / bedroom and comprises of a bath, sink and WC



Loft Office Space



Exterior

The property sits in approximately 3 acres of land split in to fields that are used to keep horses. There is a hard standing and wooden stables and several sheds for storage. The garden area comprises of a good sized decking area and raised beds. The front field has had a pre-application for the front field for a two bedroom bungalow and that the whole land is Rural Development Opportunity. There is also a river in front of of the house just across the railway and the loch is easily accessible, just a few minutes walk. The loch can be seen from the fields and residents of the past used to go swimming in both the river and the loch. It is possible to get a key for the crossing from the railway.



Services

Private water supply and septic tank. The Rayburn in the kitchen creates hot water and heat, and the two multi-fuel stoves plus two electric radiators provide the heating, and there is an emersion heater.

The property sits in a central position for rail, bus and road access to Glasgow, Stirling, Edinburgh, Fort William and Oban, meaning it is easy for commuting for work.

Disclaimer

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

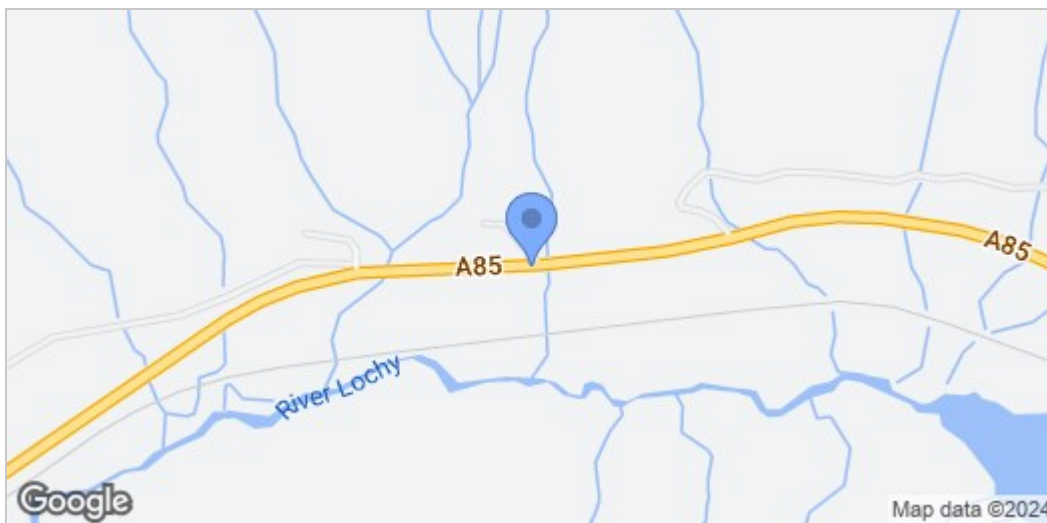


Approximate total area[®]
112.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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