



**West & Peter Murphy**  
Estate Agents



**Ardencreena, Garden Plot Lady Ileene Road, Tarbert,  
PA29 6TU**

## OVERVIEW

A rare opportunity has arisen to purchase a plot of land with uninterrupted views over Tarbert harbour and across to the Cowal peninsula. Detailed planning has been approved for a 3 bedroom, 1.5 storey, detached house - planning ref number (07/00783/DET) Website: [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk) click on planning and the environment for further details. With certain clauses having already been met, the planning is now open. There is no limit on time, and so a renewal will not be required.

Situated on Ileene Road, this elevated plot has uninterrupted views out over the harbour, across to Portavadie and beyond. There is a shared driveway with parking available to the rear of the property for two vehicles. The garden area to the front is mainly laid to grass, with an embankment sloping down to the road. A comfortable ten minute walk, either along Ileene Road or down Barmore Road, takes you into the village itself where you will find all local amenities. These include a wide range of shops such as a Co-op, butchers, newsagents, chemist post office etc. For interested parties with a family, Tarbert Academy caters for both primary and secondary education. For the outdoor enthusiasts there are a wide range of walks and cycle tracks as well as a local yacht club, bowling club and golf course.

There is a hive of activity around the local harbour which can be seen from this elevated plot.

## VIEWINGS

Would you like to view this property? please call our local agent today to arrange your viewing on 07803 523 566

## SERVICES

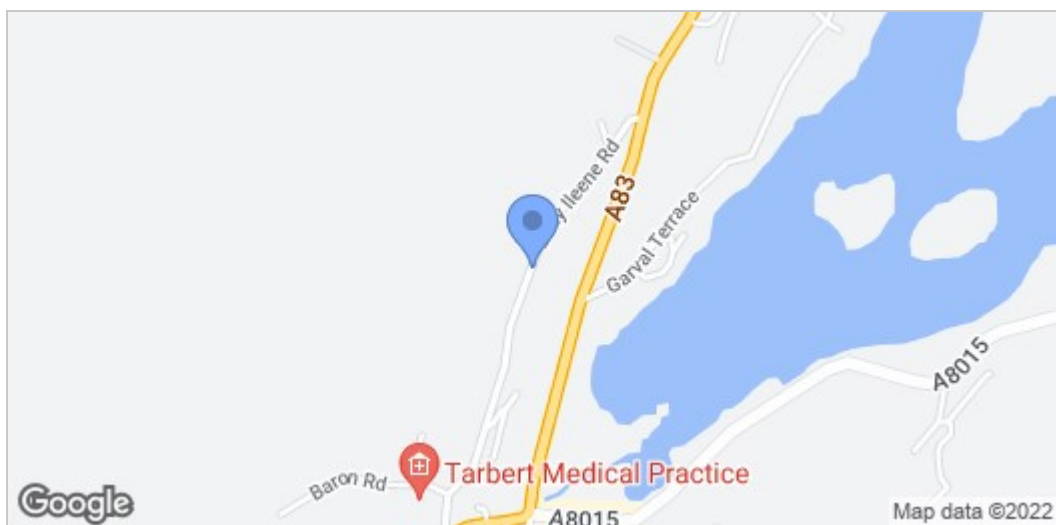
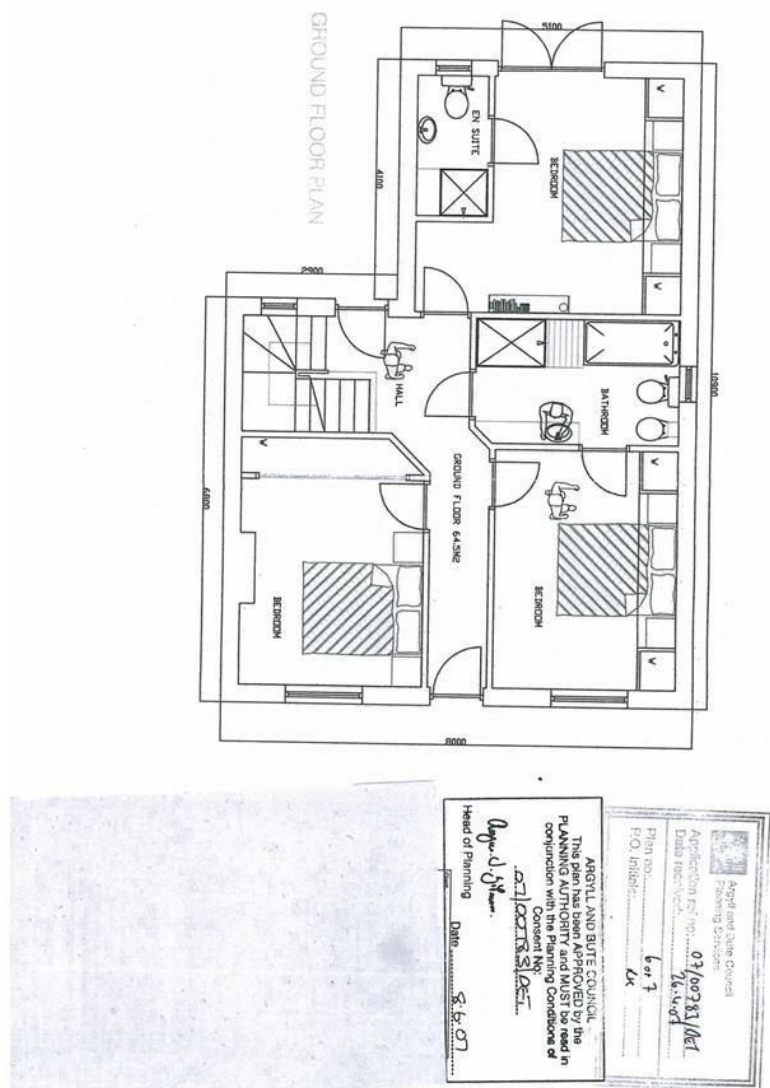
Mains water & electric close to hand

## DIRECTIONS

As you enter the village on the A83 from Glasgow take first right into Ileene Road. Park 30 yards along on your right and take the steps up to Ardencreena. (lions on the driveway)

## 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 of 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.