



Lettermay 2 Lettermay, Lochgoilhead, Cairndow, PA24 8AE  
**Offers over £75,000**



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## Lettermay 2 Lettermay, Lochgoilhead, Cairndow, PA24 8AE

A Reiver Liddesdale detached lodge measuring 46ft x 20ft, situated in a quiet location, near to the Drimsynie Holiday Estate Village in excellent condition - One owner.

Set in the most enviable of locations in the hamlet of Lettermay, beyond Corrow Farm and sitting beneath the forestry area of Lettermay and Lettermay Burn.

Three-bedroom lodge, with two double bedrooms (one en-suite with shower), one twin room and a separate bathroom with shower. Open plan lounge, dining and kitchen area with breakfast bar. In addition, useful utility area upon entrance.

Large decking area to the front and side providing fantastic panoramic views including The Cobbler, surrounding hills and Loch Goil. Furnished, with private parking, making this an ideal holiday home in a superb location, well maintained, with attractive site fees.

### Entrance Hall/Utility Area 2.80m x 1.10m (9'2" x 3'7")

Gas combi central heating with contemporary radiators. Integrated washing machine.

Storage cupboards and sink area

### Lounge/Kitchen 5.7m x 5.25m (18'8" x 17'2")

Patio doors opening onto decking area. Additional fully-fitted kitchen area, including stainless steel oven, 4 gas ring burner hob, extractor fan, microwave oven, 50/50 fridge freezer and dishwasher

### Bathroom 1.80m x 1.95m (5'10" x 6'4")

Bath with over head shower, wash hand basin, WC, fitted units and mirror

### Bedroom 1 2.80m x 4.10m (9'2" x 13'5")

4' 6" divan bed and fitted units, with additional en-suite bathroom with shower, wash hand basin, WC and fitted units/mirror.

### Bedroom 2 2.80m x 3.15m (9'2" x 10'4")

4' 6" divan bed with fitted units

### Bedroom 3 2.75m x 2.40m (9'0" x 7'10")

Twin single beds with fitted units



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| Energy Efficiency Rating                                   |         |                                                                                                               |
|------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                            | Current | Potential                                                                                                     |
| <i>Very energy efficient - lower running costs</i>         |         |                                                                                                               |
| (92 plus) <b>A</b>                                         |         |                                                                                                               |
| (81-91) <b>B</b>                                           |         |                                                                                                               |
| (69-80) <b>C</b>                                           |         |                                                                                                               |
| (55-68) <b>D</b>                                           |         |                                                                                                               |
| (39-54) <b>E</b>                                           |         |                                                                                                               |
| (21-38) <b>F</b>                                           |         |                                                                                                               |
| (1-20) <b>G</b>                                            |         |                                                                                                               |
| <i>Not energy efficient - higher running costs</i>         |         |                                                                                                               |
| <b>Scotland</b>                                            |         | EU Directive 2002/91/EC    |
| Environmental Impact (CO <sub>2</sub> ) Rating             |         |                                                                                                               |
|                                                            | Current | Potential                                                                                                     |
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |                                                                                                               |
| (92 plus) <b>A</b>                                         |         |                                                                                                               |
| (81-91) <b>B</b>                                           |         |                                                                                                               |
| (69-80) <b>C</b>                                           |         |                                                                                                               |
| (55-68) <b>D</b>                                           |         |                                                                                                               |
| (39-54) <b>E</b>                                           |         |                                                                                                               |
| (21-38) <b>F</b>                                           |         |                                                                                                               |
| (1-20) <b>G</b>                                            |         |                                                                                                               |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |                                                                                                               |
| <b>Scotland</b>                                            |         | EU Directive 2002/91/EC  |

