

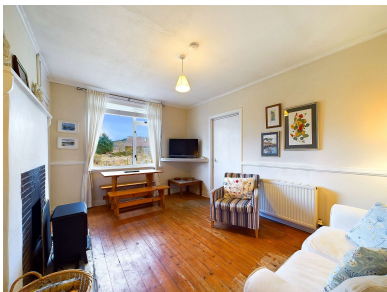


3 Bed Detached Cottage with Land

Guide Price: £300,000

Dail, Cairnbaan, by Lochgilphead, Argyll, PA31 8SQ

Unique opportunity to acquire this charming cottage with approximately ½ acre of good size gardens and adjacent field of approximately 2-acres. Located a short distance from the Crinan Canal, Dail offers a blend of traditional charm and modern conveniences. This property offers numerous lifestyle options with the opportunity for grazing for small holder activities, perfect for those who cherish a pastoral semi-rural location with towns and villages nearby. Cairnbaan is a desirable village on the outskirts of Lochgilphead, the ideal spot for outdoor and sailing enthusiasts, with easy access to the canal and nearby boat yard. This opportunity will appeal to families, second homeowners and retirees or anyone seeking a peaceful retreat within a strong community. Flexible accommodation comprising; Lounge, breakfasting kitchen, 3 double bedrooms, boot room and family bathroom. Further benefits include an open fire, oil central heating, double glazing, loft space, private driveway and ample parking. 4G, broadband and digital TV and telephone connection are available. EPC E51 Council Tax Band D.




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Front Entrance Porch 1.24m x 0.89m / Hallway 4.11m x 1.25m

Timber front entrance door with glazed inserts leading into porch with pendant lighting and wooden flooring. The inner hall has carpeted flooring, pendant lighting, central heating radiator, loft hatch access, socket points and smoke detector. Space for hallway furniture.

Lounge 4.41m x 3.11m

Bright lounge with window overlooking the rugged scenery and partial canal views. Open fire with brick surround. Wooden flooring, pendant lighting, central heating radiator, TV point, socket points, in-built cupboard with shelving and ample space for freestanding lounge furniture.

Kitchen 4.15m x 2.63m

Good sized breakfasting kitchen with space for table and chairs. Delightful dual aspect window views to garden and countryside beyond. Matching base units with ample contrasting worktop space. Space and plumbing for white goods. Stainless steel sink with drainage board and mixer tap, socket points, central heating radiator, spotlighting, tile effect linoleum flooring, smoke detector.

Side entrance/hallway 2.05m x 1.01m

Timber entrance door to tiled hallway with inset dirt catcher mat and coat hooks. Pendant lighting and central heating radiator. Access to Kitchen/Diner, Lounge and Boot Room.

Boot room 2.95m x 2.03m

A practical boot room offering an ideal space for storing outdoor clothing or accommodating pets, enhancing the home's functionality. Inbuilt storage cupboard with hooks and shelving. Houses central heating boiler and wall mounted control unit.

Bedroom one 3.41m x 3.32m

Good sized double bedroom with beautiful rural window views of gardens and countryside beyond. Inbuilt cupboard, carpeted flooring, pendant lighting, central heating radiator and socket points. Space for freestanding bedroom furniture.

Bedroom two 4.39m x 3.69m

Spacious double bedroom with delightful window views to front gardens and canal. Carpeted flooring, pendant lighting, central heating radiator, socket points and space for freestanding bedroom furniture. and inbuilt wardrobes with hanging shelving.

Bedroom three 4.42m x 3.23m

Lovely double bedroom (previously utilised as a dining room) with wonderful dual aspect garden and rural views to the front. Wooden flooring, pendant lighting, central heating radiator, socket points and ample space for freestanding furniture and an inbuilt cupboard.

Family bathroom 2.26m x 1.89m

Three piece suite with full sized bath, WC, WHB and tiled splashback. Wooden flooring, central heating radiator, two wall mounted towel holders, opaque window to rear and pendant lighting.

Outdoor space

The property boasts a good size garden grounds and approx 2 acres of fenced field to the side. Traditional dry stone wall to the front boundary, a recently laid private driveway leading to ample parking for vehicles or boat storage. Stone chipped pathways, gardens with shrubs and fruit trees. Whirligig to side and slabbed steps/path to front and side doors. The Crinan Canal is nearby with boating, cycling and walking opportunities to be enjoyed.

Location

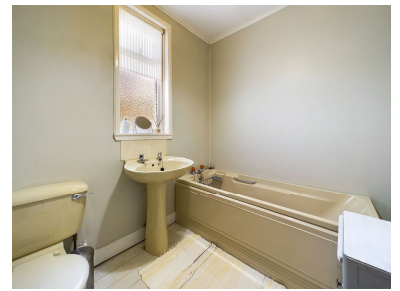
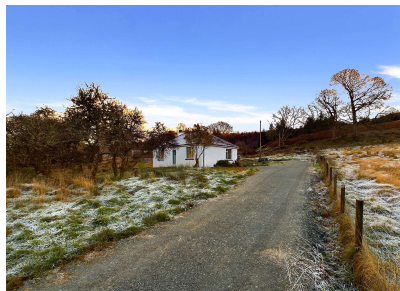
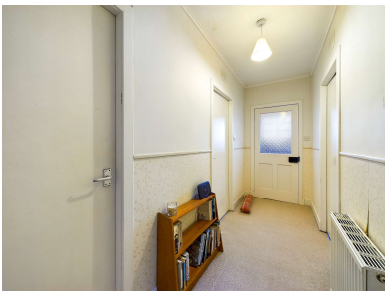
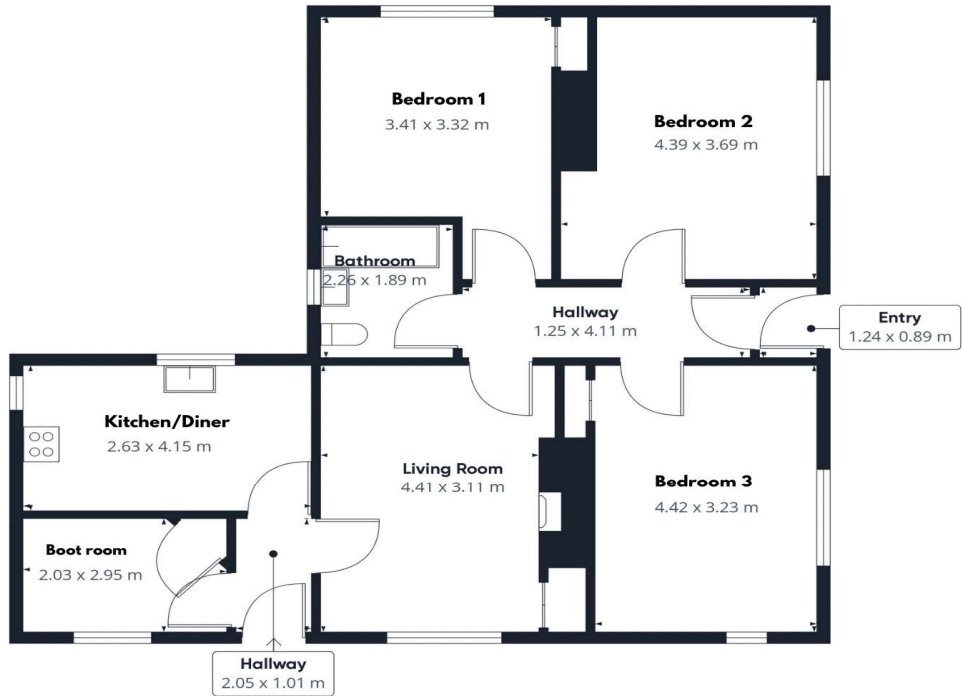
The property is located on the banks of the Crinan Canal. Opened in 1801, the canal stretches nine miles, from Ardrishaig on Loch Fyne to Crinan on the Sound of Jura, and provides a shortcut from the Firth of Clyde to the Western Isles. There are 15 locks in the nine-mile stretch of water and every year between 2,000 and 3,000 vessels, mostly pleasure craft, use the canal. Four of the locks are at Cairnbaan and it is at this point that the canal reaches its summit of 68 feet above sea level. Moorings are offered on the canal and the established boating centres of Crinan, Tayvallich, Ardferrn and Craobh Haven are all within easy reach. Cairnbaan is not only notable for its breathtaking scenery but also for the Cairnbaan Hotel and Craning Hotel which take full advantage of this wonderful scenery. Lochgilphead (3 miles) is the main centre of mid Argyll and offers a variety of amenities and shops including a sports centre, swimming pool, hospital and health centre, library and the main primary and secondary schools. The headquarters of Argyll and Bute Council are also in Lochgilphead. The surrounding area offers some of Scotland's prettiest walks, pre-historic sites in Kilmartin Glen, challenging climbing, excellent fishing and, of course, testing sailing waters.

There is a very well-run local bus service linking Cairnbaan with other towns and villages in the area and the main Campbeltown to Glasgow service runs 5 times daily with a bus stop in the front street in the centre of Lochgilphead. Within an hour's drive of Cairnbaan there are ferry terminals to Islay, Jura, Gigha, Arran, Portavadie and Ardrrossan and as such is ideally situated for exploring the beautiful Argyll area. Campbeltown Airport is about a 60 minute drive with Glasgow International Airport approximately 1 ¾ hours away.'

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