



3 Bedroom Detached House

Guide Price: £400,000

Linneghluten, Glen Aray, Inveraray, Argyll, PA32 8XJ

Captivating traditional west highland cottage that has been renovated and extended to exacting standards with extensive picture postcard woodland grounds and waterfall flowing past the lower boundary. Perfectly blending period features with modern convenience and ideally located 3 miles North of Inveraray with no near neighbours in the ever popular Glen Aray.

This property welcomes an abundance of local wildlife and scenic charm. Comprising; Lounge, kitchen/diner, 2 master bedrooms with ensuite shower rooms, 1 single bedroom/study, family bathroom and utility room. The property further benefits from a superb detached double garage with potential office/hobby room above, wood store, oil central heating, 2 x multi fuel stoves, double glazing, patio doors, bbq seating areas, sweeping driveway and private parking for multiple vehicles. Broadband, 4G and digital television are available. EPC rating D64 - Council Tax Band B.




ARGYLL
 Estate Agents

Entrance Hallway 1.99m x 1.09m

Timber storm doors lead into the inner hallway with engineered oak flooring.

Kitchen/diner 5.13m x 3.53m

Bright welcoming family room with triple aspect views, multi fuel stove set on a slate hearth and oak engineered flooring. TV point, Telephone point, storage cupboard, down lights, central heating radiator, under window storage and many traditional features have been retained where possible. Ample space for dining and snug furniture. Kitchen is open plan off the main room with sage green wall and base units, carousel corner racking, soft close doors and drawers, pewter door handles, breakfast bar, green tiled splashbacks, ceramic sink with mixer tap, inbuilt undercounter fridge, halogen hob, oven and extractor hood. Stable door leading to the utility room and rear porch.

Utility room/rear porch 3.20m x 1.69m

Very handy room when returning from country walks with ample coat and boot storage. Matching sage green base units with pewter handles, Belfast sink set in the solid oak worktop, green tiled splashbacks, fridge freezer space, views of the rear, engineered oak flooring, central heating radiator, space and plumbing for white goods. Composite door leading out to the drying green and south facing patio.

Family bathroom 2.27m x 1.71m

Located off the inner hall with traditional white suite incorporating a bath with thermostatic shower above, traditional taps, tiled splashbacks, WC, WHB, central heating radiator, downlights and tiled flooring.

Lounge 5.14m x 3.39m

Good size room with dual aspect views to the front and rear. Feature multi fuel stove set on a slate hearth, carpeted, understairs storage and central heating radiator.

Bedroom One 4.12m x 3.70m

Bright good sized double bedroom with ensuite facilities on the ground floor. Inbuilt double wardrobes, dual aspect views, fantastic French doors leading out to the south facing patio, central heating radiator, carpeted and ample space for freestanding furniture.

Ensuite shower room 2.60m x 1.15m

Thermostatic shower enclosure with rain shower, handheld shower attachment, turquoise metro tiles, traditional WC and WHB, downlights, heated towel rail, shave/toothbrush point, extractor fan, roller blind and tiled flooring.

First floor

Carpeted staircase leading from the lounge to the top landing.

Bedroom two 6.04m x 3.48m

Spacious double bedroom with en suite facilities, twin Velux windows to the front and rear of the cottage, carpeted, central heating radiator, wall mounted feature lighting, ample head height and pace for freestanding furniture.

Ensuite shower room 2.62m x 1.60m

Thermostatic shower enclosure with rain shower, handheld shower attachment, burgundy metro tiles, traditional WC and WHB, downlights, heated towel rail, shave/toothbrush point and an extractor fan.

Bedroom Three (or study) 3.45m x 2.10m

Single bedroom or home office space with Velux window to the front, carpeted, central heating radiator and downlights.

Double Garage/Workshop - 5.98m x 3.56m / 5.99m x 3.88m - Attic Space 7.49m x 3.49m

Large garage/workshop in two sections with concrete base, power and light, fully lined room above with power and light making it ideal for a home office, hobby room or future development.

Outdoor space

The cottage and location are all about the great outdoors with a breathtaking waterfall and pool at the edge of the boundary, sweeping gravel driveway with parking for multiple vehicles, woodstore, mature well stocked garden with a variety of established Trees, shrubs and annual flowering perennials such as Acer, Azalea and Hostas. Gravel paths meander around the plot of approximately half an acre and there are multiple vantage points including two south facing patio and BBQ areas. While the garden area is enclosed by a stock fence there are further grounds around the cottage that are left to nature that could be developed further. Please note that no river rights are included in the sale.

Location

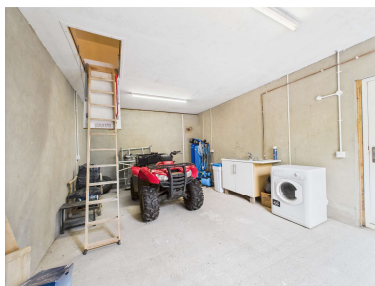
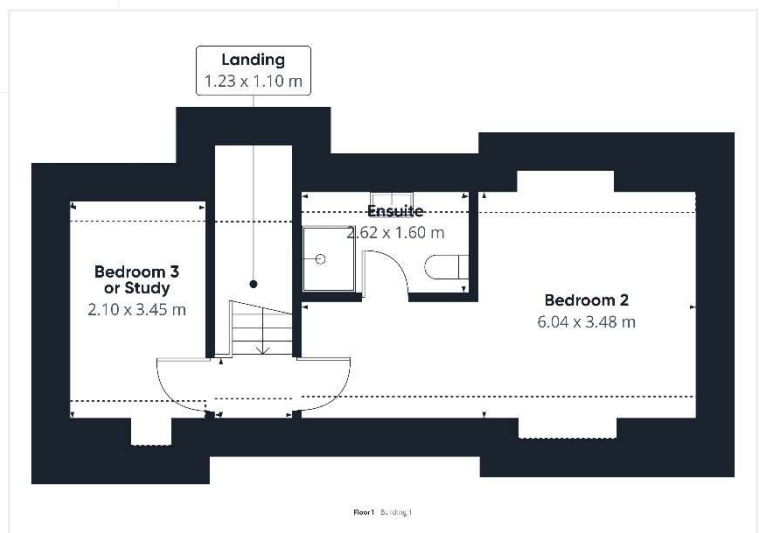
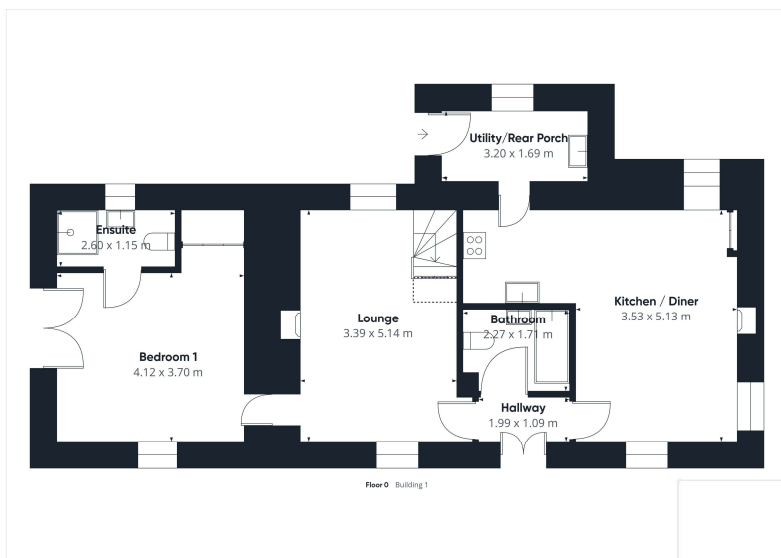
The cottage is located 3 miles North from the much sought after town of Inveraray, Home of the Duke of Argyll and is situated approximately 1 hour 20 minutes west of Glasgow Airport, 40 minutes South of Oban and 40 minutes North of Lochgilhead. The property is a 5 minute drive from Inveraray's thriving main shopping area, restaurants and amenities. The town of Inveraray has the benefit of a primary school, a post office, Doctors surgery, 9 hole golf course, a variety of independent shops. There are many places to eat and drink including Brambles Bistro, Ocho and the renowned Samphire seafood restaurant.

Thinking of selling your property?

Call now to find out more about the best deal in your area.

Lochgilhead 01546 607045 or Oban 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.