



3 Bedroom Cottage

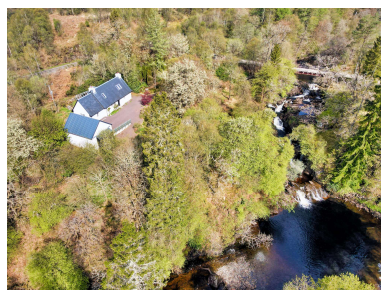
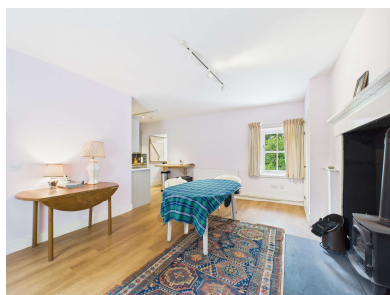
Fixed Price: £380,000

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

**** New Fixed Price £20,000 below the home report valuation ****

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.




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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

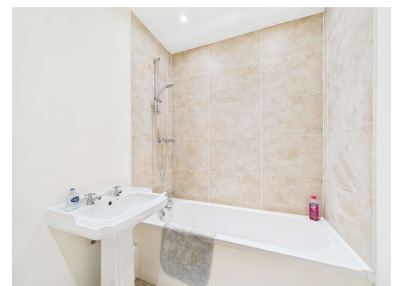
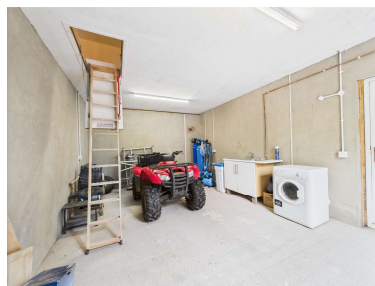
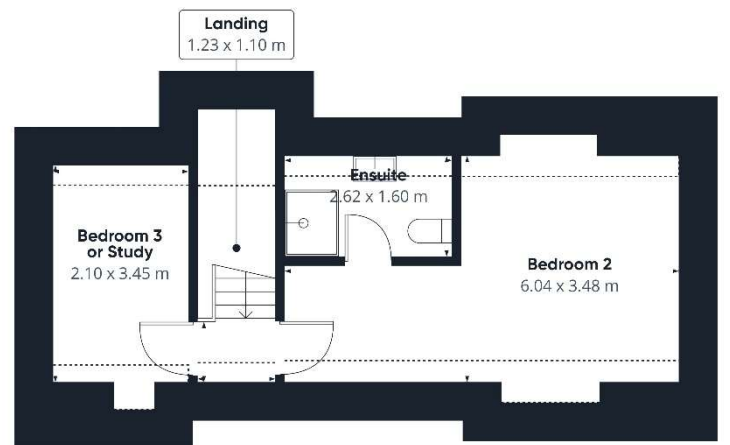
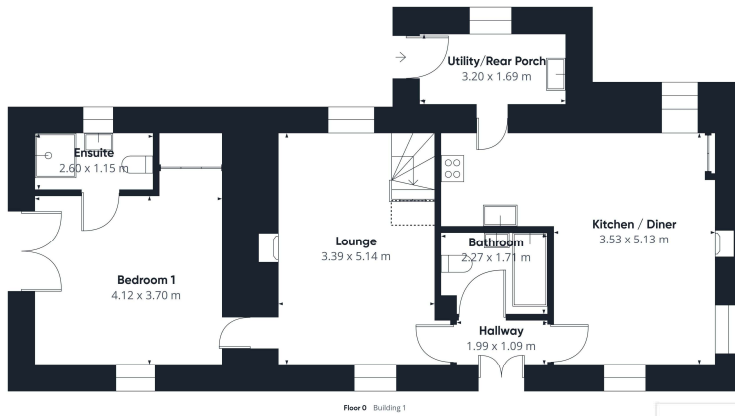
The cottage is located 3 miles North from the much sought after town of Inveraray, Home of the Duke of Argyll and is situated approximately 1 hour 20 minutes west of Glasgow Airport, 40 minutes South of Oban and 40 minutes North of Lochgilhead. The property is a 5 minute drive from Inveraray's thriving 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.

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