



## 3 Bed Semi Detached Cottage

Guide Price: £235,000

Hill Cottage, Erines, by Tarbert, Argyll, PA29 6YL

Traditional stone-built cottage which has been fully renovated to a high standard and immaculately presented with contemporary design fixtures and features throughout. Peacefully located on a rural hillside setting offering elevated partial loch views towards Loch Fyne and surrounding Argyll countryside. Accessed by a shared country track with delightful garden grounds including, timber shed, log store and patio seating area. Erines welcomes an abundance of local wildlife while being a short commute to Tarbert or Lochgilphead on the A83. Comprising; Superb open plan living/dining/kitchen area with recently installed wood burner and patio doors to front gardens, 3 double bedrooms, modern family bathroom and WC. The property further benefits from energy efficient electric heating, new interior finishes, quality LVT flooring throughout, linked smoke detectors throughout, partial rewire to current standards, re-glazed windows, private driveway parking, roof cleaned and sealed. Recently installed and approved water purification system with pass certificate sited in new insulated timber store to rear. Broadband and 4G are available. EPC rating E50 - Council Tax Band C.



  
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#### Entrance Hallway

Timber entrance door with letterbox to inner hallway with LVT flooring in rustic chestnut. spotlighting, energy efficient heater, dimmer switch lighting, coat hanging, under stair storage cupboard. Inbuilt cupboard with new pressurised hot water tank.

#### Open plan kitchen/dining/living area 6.70m x 4.42m

Inviting family space with LVT flooring in rustic chestnut, dual aspect views to the front and rear of the cottage. Glazed sliding patio doors to the lawn and seating area. Focal point wood burning stove with exposed flue (installed Jan 25'), energy efficient electric heating, spotlighting and ample socket points. There is ample space for lounge/dining furniture in the living area. The new shaker style kitchen finished in matt ivory offers a range of display and storage options with plentiful solid oak worktops. Belfast ceramic sink with designer mixer tap. Integrated fridge/freezer, washing machine, heat/smoke detector, 4 zone induction hob with extractor hood above, mid height double oven and grill. Breakfast bar with ample seating space and bespoke pendant lighting above.

#### Family Bathroom 2.08 x 2.01m

Modern 3 piece suite with thermostatic shower set comprising both an overhead waterfall and handset shower, over the L shape bath with waterfall mixer tap and tiled splashbacks. WC and WHB vanity unit with waterfall mixer tap and storage. Grey oak effect LVT flooring, grey wall panelling to dado height on one wall, heated towel rail, opaque window to front, spotlighting, extractor fan, shaver/toothbrush point and illuminated wall mounted mirror with demister function.

#### Bedroom One 4.38m x 2.34m

Good sized double bedroom on the ground floor with dual aspect window views to front and rear. LVT flooring, pendant lighting, energy efficient heater, double inbuilt wardrobes with sliding doors, socket points and ample space for freestanding bedroom furniture.

#### Bedroom Two 3.00m x 2.50m

Ground floor double bedroom with window views to front gardens and countryside beyond. LVT flooring, pendant lighting, energy efficient heater, double inbuilt wardrobes with sliding doors and socket points.

#### First Floor with 6ft max head height

Freshly painted timber stairs and banister to landing with feature shelf on the way up, desk space, Velux window, LVT flooring, spotlighting and eaves door to loft storage space.

#### Bedroom Three 6.44m x 3.07m

Large double bedroom with elevated dual aspect Velux window views across the lawn to Loch Fyne in the distance and rural scene to the hillside. LVT flooring, energy efficient heater, socket points and spotlighting. Ample space for freestanding bedroom furniture.

#### WC 2.33m x 1.29m

Modern 2-piece suite, WHB with mosaic tiled splashbacks and WC. LVT flooring, spotlighting, heated towel rail, extractor fan, Velux window and illuminated wall mounted mirror with demister function.

#### Outside space

Delightful garden mainly laid to lawn with annual flowering perennials and established bushes surrounding the fenced boundaries and patio area located off the dining area. The entrance door area has a slabbed pathway, seating area with flowering heathers and shrubs on various levels. An insulated timber shed housing recently installed private water purification system. Private parking for two vehicles to the side of timber store for garden equipment. A further parking space and hillside garden add to the outdoor space.

#### Location

Hill Cottage is set in a secluded and elevated spot up a farm track in the hamlet of Erines. Approx. 7 miles from Ardrishaig and 5 miles to Tarbert on A83. Located on the Kintyre Way the area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafes and restaurants in Tarbert overlooking the harbour in addition to a supermarket and banking services.

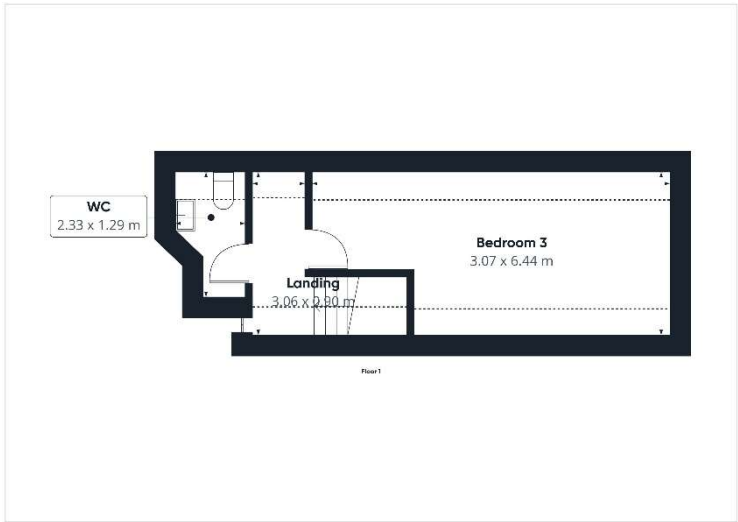
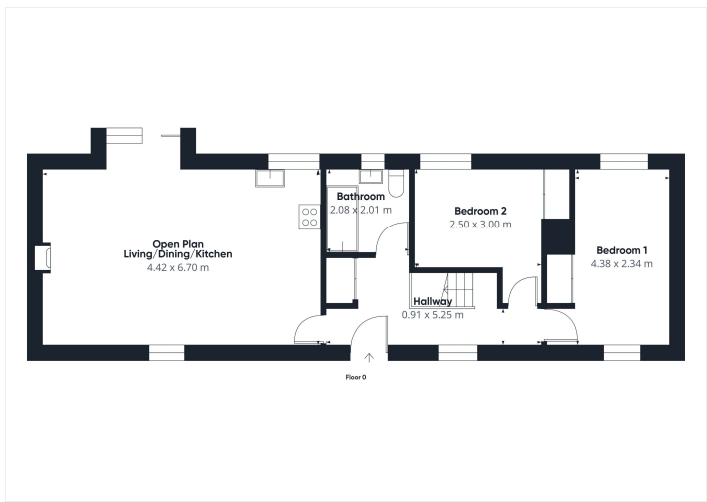
Tarbert Academy offers local schooling at nursery, primary and secondary level. There is a short 9-hole golf course in the village and two major golf courses at Machrihanish, including the Machrihanish Links, one of the finest links in the country and voted one of the top 50 courses in the UK. For outdoor enthusiasts the area offers numerous walking cycling, fishing, stalking and shooting opportunities. The nearby coves and bays of the Knapdale peninsula are a truly must-be-seen unspoilt area. There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow. Lochgilphead offers a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools. Campbeltown has an extensive range of shops and services including a swimming pool, secondary school and a number of supermarkets. It is famous for whisky; at one time there were 30 distilleries in the town. City Link runs a reliable bus service from Campbeltown to Glasgow.

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