



3 Bed Detached House

Offers Over: £225,000

2 West Drive, Ardbrecknish, by Loch Awe, Argyll, PA33 1BL

Rarely available property boasting superb views of Loch Awe and Ben Cruachan Mountain. West Drive is a charming cluster of loch facing detached properties nestled in a semi-rural location with an allocated storage space and launching facilities at the nearby boatyard. Accessed by tarmac single track off the main road from Oban and Inveraray. Locally there is a bar and restaurant, a village hall and church nearby. The towns of Inveraray and Dalmally provide further amenities with primary schooling, shops and doctors available. Comprising; Lounge, Kitchen, Master bedroom with en suite WC, two further bedrooms and family shower room. The property further benefits from a multi fuel stove, electric heating, double glazing, patio doors to raised decking, log store, whirligig, private driveway, multi-level wrap around gardens with local wildlife in abundance and a timber workshop with power and light. 4G, broadband and digital tv are available. EPC rating E48 - Council Tax Band B.




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Kitchen 4.88m x 2.20m

Light and bright with dual access from front patio doors to the raised deck with loch views and rear garden entrance door. Seating for two at breakfasting bar, matching white wall and base units with ample contrasting worktops. Stainless steel sink with swan neck mixer tap and view to the side gardens. Tiled splashbacks, timber effect tiled flooring, electric panel heater, LED strip lighting, socket points (including USB). 4 zone Electra induction hob with inbuilt oven/grill beneath. Stainless steel splashback, space and electrics for extractor hood above. Current white goods are available by separate negotiation with the owner.

Hallway 2.24m x 2.04m

Laminate floored hallway with carpeted staircase to mid-level and first floor accommodation. Coat hooks and space for outdoor footwear. Hatch to cellar storage.

Lounge 4.22m x 4.20m

An inviting space with wonderful, elevated loch and mountain views. Patio doors access to the front raised vantage point. Focal point Stovax multifuel stove with exposed flue, heat distribution fans and slate hearth. Ample space for freestanding lounge and dining furniture. Laminate flooring, electric panel heater, triple pendant lighting, socket points (including USB) and wall mounted tv point.

Shower Room 2.05m x 2.00m

Contemporary three piece suite with thermostatic shower, enclosure with black finishes, rainfall and handheld attachments. WC and WHB combo unit with mixer tap. Vinyl flooring, marble effect wet wall panels, opaque window to side, heated towel rail and wall mounted towel holder.

Upper level

Carpeted staircase with timber balustrade to mid level bedrooms 1 and 2. Storage cupboard with shelving, pendant lighting. Stairs continue to first floor landing with Velux window and space for furniture.

Mid level bedrooms

Bedroom One 3.78m x 2.04m

Double bedroom with dual aspect views to the rear and Velux to the side, electric panel heater, carpeted flooring, socket points and pendant lighting. Space for freestanding furniture.

Bedroom Two 2.81m x 2.05m

Small double bedroom with carpeted flooring, Velux to the side and window view to rear. Space for freestanding furniture, pendant lighting and socket points.

First floor bedroom

Bedroom Three 4.48m x 2.71m

Spacious double bedroom with elevated loch views to the front and Velux to the side. Exposed flue from stove in lounge below is a welcome feature in this lovely room, with carpeted flooring, space for freestanding bedroom furniture, socket points and pendant lighting. Access to wc en suite facilities.

En suite 2.00m x 1.30m

Two piece suite with WHB and WC. Laminate flooring, one eaves storage cupboard plus access to the loft area containing the insulated immersion heater, mosaic tiled splashback, pendant lighting, extractor fan and towel holder.

Outside

The property is set within a multi-level easily maintained plot with front, side and rear garden grounds with loch facing and countryside views. Composite raised decking wraps around the front and side of the property providing the most enjoyable spot to enjoy the stunning surroundings. A slabbed path and steps from the driveway guide you to property entrance and garden beyond. The plot is bordered by a pleasing mix of stone walls and fencing. The boundaries are defined with mature plants and shrubs. Various pebble and bark areas with seating points and paths define the spaces well. Further steps to rear tiered garden with various annual flowering perennials such as Azaleas, Hostas and Poppies dotted around. Pedestrian short cut gate, bordered by attractive Red Robin bushes, to the track at the rear. Whirligig, Timber workshop with wooden base, power, light, workbenches and shelving. Log store in situ to the side with ramp access to the front of the property. Driveway offers space for one vehicle and overflow parking nearby.

Location

The property is situated on the southern shores of Loch Awe. The plot enjoys superb views to Loch Awe and towards Ben Cruachan, and with zero light pollution, there are dramatic and spectacular sunsets and wonderful opportunities for viewing the night sky. Loch Awe is one of Scotland's most spectacular lochs. It is 25 miles long and runs from the village of Loch Awe in the north to Ford at the south. The nearby Kilchurn Castle is a dramatic ruin, and one of Scotland's most famous and most photographed castles. There are several islands in the loch including Innishail, which is the burial island of the Dukes of Argyll. Inveraray Castle, the seat of the Dukes of Argyll, is at the head of Loch Fyne, 13 miles to the south.

There is spectacular hillwalking, climbing and mountaineering in the area, with skiing at Glencoe. The numerous lochs and rivers provide both salmon fishing and trout fishing and the Ardbrecknish boatyard, 300 metres away, provides sailing facilities for your own boat. Some of the local estates run commercial shoots as well as allowing stalking by prior arrangement. The mountains and glens are an area of spectacular natural beauty and a photographer's dream. Loch Awe village (9 miles) has a small railway station on the Glasgow to Oban line and a post office and general store. Dalmally (10 miles) is slightly larger and has a primary school, doctor's surgery, pharmacy, post office, village store and railway station. Inveraray (13 miles) is at the head of Loch Fyne and has a variety of shops, hotels and tourist locations. Oban is 31 miles distant and has a full range of shops and supermarkets, secondary schooling and professional services. Oban has the ferry terminal to the Western Isles and is the main base for exciting west coast sailing.

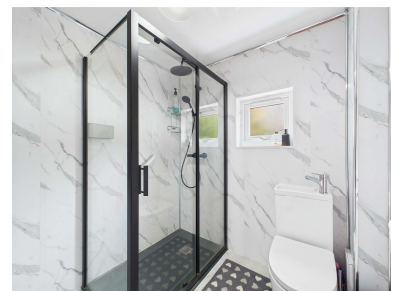
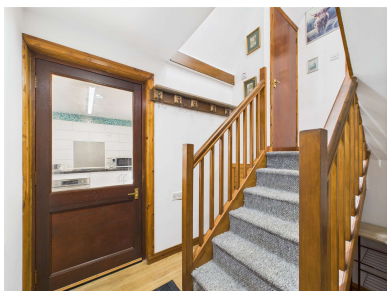
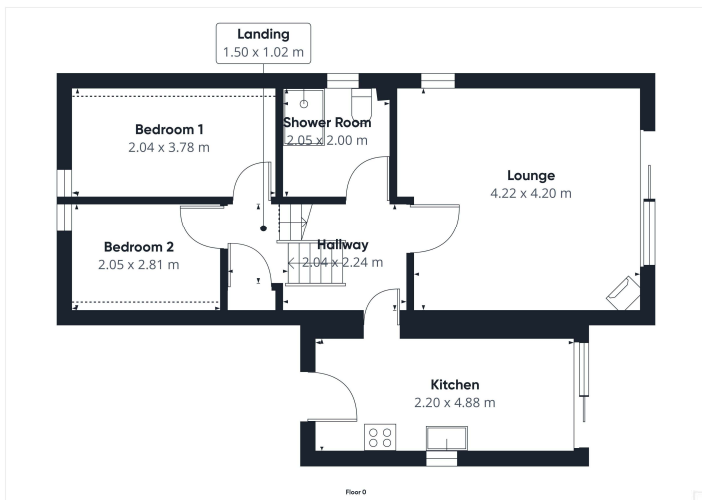
Glasgow airport is about a 90-minute drive, under normal travel conditions.

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