



Strathlachlan, Cairndow  
PA27 8BZ

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## Offers Over £295,000

This newly built Detached Villa is situated in an idyllic location with open views onto Loch Fyne.

The property has a painted render exterior beneath a pitched, concrete tiled roof with pvc double glazed windows and a large integral garage to the front.

The house sits on a road side location with direct views onto the Loch and on the Loch side of the road are small shrubs and trees which many similarly positioned houses have dispensed with altogether to further enhance the setting. At the front of the house is a slabbed and chipped area with driveway and turning area and adjacent to this the remainder of the garden is ready to be either seeded or turfed by the new owner. Immediately outside the lounge and accessed via French doors is a raised slabbed patio area which provides views to both the front and the side. The rear area has a stone boundary wall and a slabbed pathway which also continues to the side of the property and leads to the front.

Internally the house has impressive accommodation over two levels with vaulted lounge ceiling downstairs and a very large upstairs bedroom/living room with beautiful wooden beams providing an excellent focal point.

If buyers were maybe looking to use a holiday let or part holiday let then the upstairs area could easily be self contained by adding an open plan kitchen and studio bedroom (subject to warrant) and the way the stairs have been sited means again this could easily be sectioned off from the lower half.



## Home Report Valuation £320,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band

EPC Rating D





The current accommodation comprises L shaped hallway with under stair cupboard, large main lounge/living room with vaulted ceiling, twin picture windows on the gable and doors to front opening to the patio area.

Large and most appealing dining sized kitchen with a nice range of floor and wall storage units incorporating stainless steel sink and drainer, built in electric hob and oven, integrated dishwasher, and integrated fridge freezer. There are double doors opening back to the lounge and a door opening directly to the rear.



Adjacent to this is a large utility room with further sink, plumbing for washing machine, window to the rear and the electric wet central heating system.

Also downstairs is the main bathroom with three piece suite and electric shower and folding shower screen. There are two large double bedrooms with the main bedroom having an en suite shower room.

On the upper level the landing has a walk in storage cupboard and a further bathroom with three piece suite comprising panelled bath, wash hand basin and w.c.

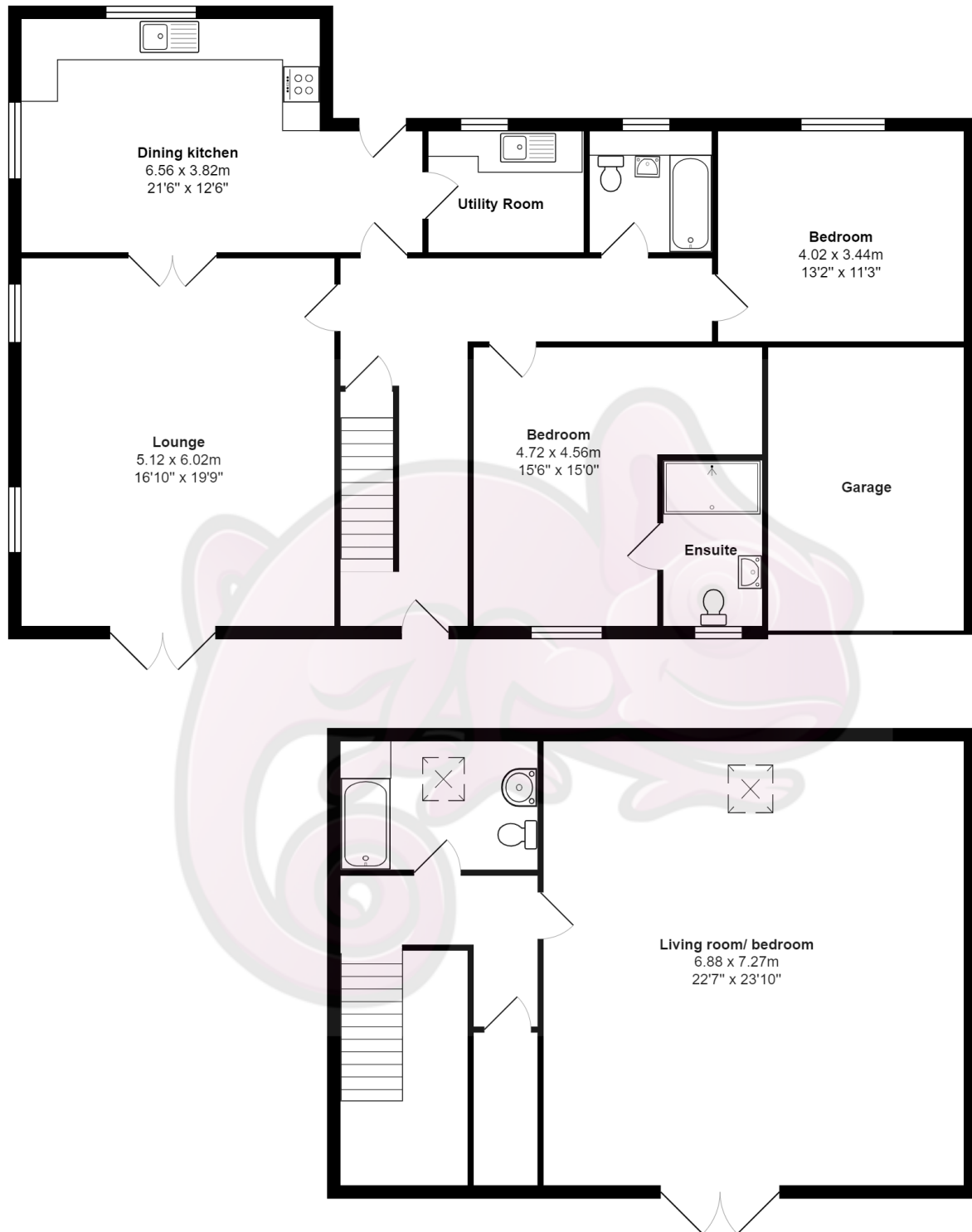


The second living room/bedroom on this floor is over 500 sq ft which makes this a very large space and with doors opening at the front to a Paris balcony it provides a superb vantage point. Clever use of lighting and the main feature inside are the three stunning wooden beams which help provide the open space that now exists.

The property is heated with traditional wall mounted water filled central heating radiators with an electric wet system.

## Vendor Comments

*Loch Fyne is a tidal Loch and therefore the wildlife on show can include otters, dolphins, basking sharks amongst others.*



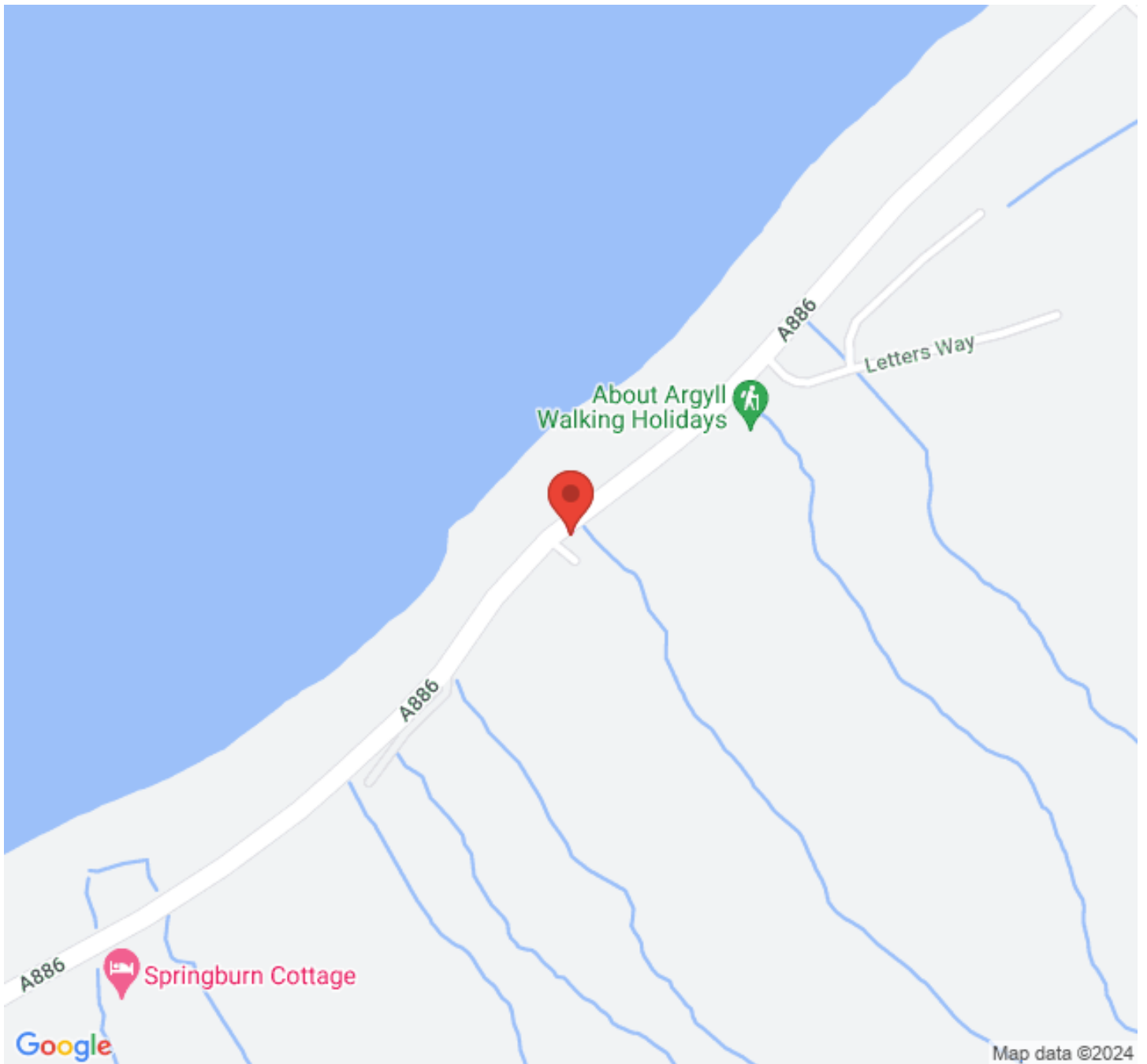
Total Area: 208.3 m<sup>2</sup> ... 2242 ft<sup>2</sup> (Including Garage)

All measurements are approximate and for display purposes only

## Location

Letters Farm is situated immediately after the village of Strachur which has local shops and services that cater for most everyday needs and requirements. Glasgow is about 64 miles and Dunoon is approximately 20 miles and it is approximately 55 miles via Loch Lomond-side to Glasgow Airport. Primary schooling is available in Strachur and secondary schooling is available at Dunoon. The A83 & A82 provide access to central Scotland. Arrochar has a main line rail station with a service to and from Glasgow city centre and a sleeper to London.





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