



8 FORESTRY COTTAGES EREDINE, PA33 1BS

FIXED ASKING PRICE £175,000

Stewart Balfour and Sutherland are pleased to bring to the market this well spacious home which is perfect for either a main residence or would also be great as holiday rental. With great walks on your doorstep or exploring Loch Awe by boat, what could be better. For the price of a small city flat just look what you can get. CALL NOW AND START LIVING.

Stewart Balfour & Sutherland
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8 FORESTRY COTTAGES

- Beautiful far reaching loch views
- Attractively refurbished kitchen and shower room
- Freshly decorated and new flooring in places
- Generous gardens to 3 sides
- No onward chain
- Excellent main or holiday home

8 Forestry Cottages is an excellently presented 3 BEDROOM SEMI-DETACHED property set in an elevated location in the village of Eredine. The accommodation which has been extensively refurbished comprises entrance hall, large living room with feature log burning stove, attractively styled modern kitchen with rear utility porch, superb shower room and ground floor bedroom with a further 2 double bedrooms upstairs. The property benefits from double glazing throughout and electric heating. The property is in excellent overall condition but there is still scope for further landscaping the gardens to make it truly yours. The gardens which are to the front side and to the rear offers a fantastic space to enjoy the open spaces beyond the property and to watch the wildlife and birds that frequent the gardens. There is also plenty of off road parking to the front on the large gravel driveway.

Eredine is located on the East bank of Loch Awe, the longest freshwater loch in the UK. It is approximately 8 miles north of Ford and 14 miles south of Cladich and enjoys some of the best walks, cycle routes and outdoor pursuits on the West Coast. The loch itself is a famous trout and pike fishing destination. The loch side is home to numerous species of birds and mammals and Eredine has its very own population of wild white rabbits

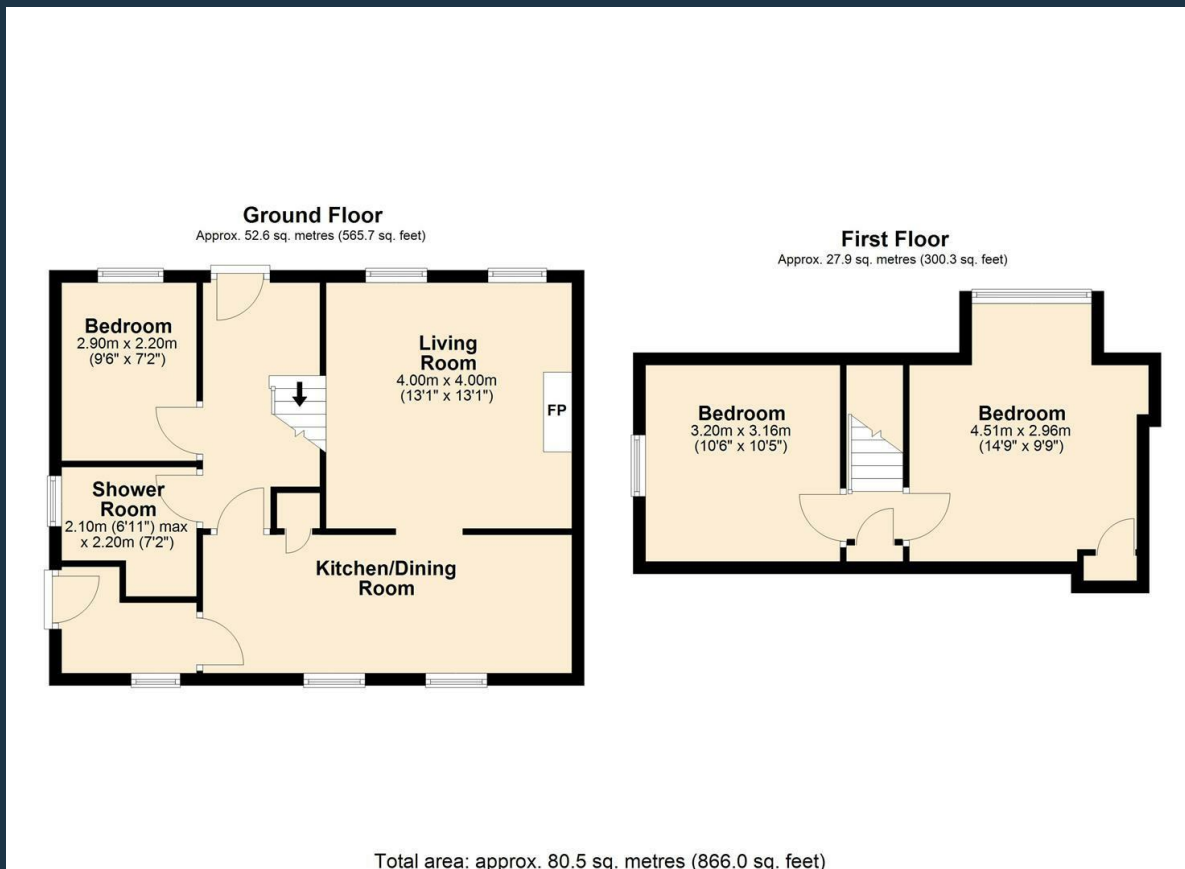
This property is bound to attract attention from several sectors of the market with investors looking for property up and down the Loch side and the spacious accommodation and attractive asking price is likely to appeal to young families or perhaps even first time buyers. Contact our Lochgilphead office for more information and to arrange a suitable time to view

Lochgilphead, 25 minutes to the south, has a wide range of amenities including Primary and Secondary education, Hospital with integrated medical centre, Sports Centre, fuel stations, local supermarket, pubs, restaurants and cafes. The surrounding area is a haven for the outdoor enthusiast. There are walks and cycle routes available within the village and beyond with opportunities for sailing, fishing, bird watching, shooting and diving to name but a few. Oban, slightly further away to the North, has a much wider range of larger shops, bars and restaurants, and is the gateway to the isles with Ferries to Mull, Coll, Tiree and Barra.

THE HOME REPORT CAN BE FOUND AT THE BOTTOM OF THIS DESCRIPTION IN THE BROCHURE TAB ON RIGHTMOVE.







NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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