



Back Cottage

Achnaba | by Lochgilphead | Argyll | PA31 8RY

Guide Price £225,000

Fiuran
PROPERTY

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Achnaba | by Lochgilphead | Argyll | PA31 8RY

Back Cottage presents a rare opportunity to acquire a beautifully renovated 4/5 Bedroom detached home close to the shores of Loch Fyne. Enjoying partial sea views and set within generous gardens, the property offers spacious and flexible accommodation, along with excellent potential for further development.

Special attention is drawn to the following:-

Key Features

- Spacious 4/5 Bedroom detached House
- Recently renovated and decorated throughout
- Partial sea views towards Loch Fyne and beyond
- Entrance Hallways, Kitchen, Open plan Lounge/ Dining Room
- 2 Ground floor Bedrooms, TV Room/ 5th Bedroom
- Large Living room, 2 first floor Bedrooms, En-suite & Bathroom
- Loft space offering further possible development potential
- Modern electric heating
- Double glazing throughout
- Large, mature gardens with woodland surroundings
- Driveway offering ample parking & additional shared parking
- Idyllic lifestyle opportunity
- Commuting distance to Lochgilphead and Inveraray
- Close proximity to shoreline and local walks



Back Cottage presents a rare opportunity to acquire a beautifully renovated 4/5 Bedroom detached home close to the shores of Loch Fyne. Enjoying partial sea views and set within generous gardens, the property offers spacious and flexible accommodation, along with excellent potential for further development.

The spacious and flexible accommodation comprises of two Entrance Hallways leading to the ground floor Bedrooms and living accommodation. The welcoming open plan Lounge/ Dining Room offers a sociable adaptable space to entertain. The Dining Room leads to a recently fitted modern Kitchen and a TV Room which could be used as a 5th Bedroom or Utility space.

A first-floor accommodation comprises of a large Living Room with partial sea views, two further bright Bedrooms, En-suite and Bathroom. A spacious loft could offer future development potential (subject to the relevant consents).

The beautiful Gardens are mainly laid to lawns with attractive borders featuring seasonal colour and offer partial sea views to the front as well as woodland views to the back. An area of raised lawn to the back of the grounds offers the perfect space to relax in the countryside surroundings.

A large private driveway offers ample parking with further shared parking also available.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via entrance doors at each side of the property into the Entrance Hallways or via doors at the rear of the property into the Kitchen or TV Room.

ENTRANCE HALLWAY (1)

With UPVC entrance door, laminate flooring, wall mounted electric heater, storage cupboard, doors leading to the Lounge and Bedroom, and stairs leading to the first floor.

ENTRANCE HALLWAY (2)

With UPVC entrance door, laminate flooring, wall mounted electric heater, storage cupboard, doors leading to the Dining room and Bedroom, and stairs leading to the first floor.

LOUNGE/ DINING ROOM 8.2m x 2.9m

With feature bay windows to the side elevations, wall mounted electric heaters, laminate flooring, fireplace with granite hearth and decorative period surround, doors leading to both Entrance Hallways, Kitchen, and TV room.

KITCHEN 3.6m x 3.4m

Fitted with base mounted units, wooden work surfaces, ceramic sink & drainer, built in electric oven, 4 ring electric hob with tiled splashback, stainless steel cooker hood, washer/ dryer machine, freestanding fridge/ freezer, laminate flooring, window to the rear & side elevations, and exterior door leading to the driveway.



TV ROOM/ BEDROOM 3.5m x 3.2m

With windows to the rear and side elevations, carpeted flooring, wall mounted electric heater, and exterior door leading to the driveway.

BEDROOM ONE 3.6m x 3.2m

With windows to the rear and side elevations, laminate flooring, and wall mounted electric heater.

BEDROOM TWO 3.6m x 3.2m

With windows to the rear and side elevations, laminate flooring, and wall mounted electric heater.

FIRST FLOOR ACCOMODATION:

LIVING ROOM 8.2m x 4.4m

With windows to the front and side elevations, laminate flooring, partially wooden paneled walls and wooden paneled ceiling, and wall mounted electric heaters.

BEDROOM THREE 2.8m x 2.5m

With window to the side elevation, carpeted flooring, partially wooden paneled walls and wooden paneled ceiling, and wall mounted electric heater.



BEDROOM FOUR 3.6m x 2.8m

With window to the side elevation, carpeted flooring, partially wooden paneled walls and wooden paneled ceiling, wall mounted electric heater and door leading to the En-suite.

EN-SUITE 3.3m x 1.6m

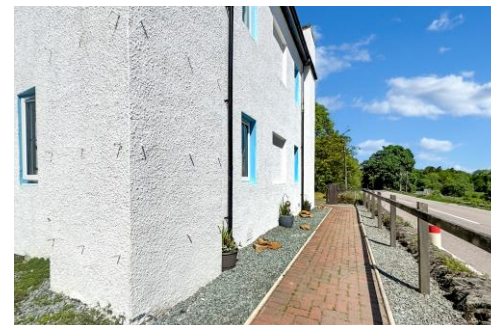
With modern white suite comprising, WC, bath, wash hand basin with vanity unit below, partially tiled walls, radiator and heated towel rail, laminate flooring, storage cupboard, and window to the rear elevation.

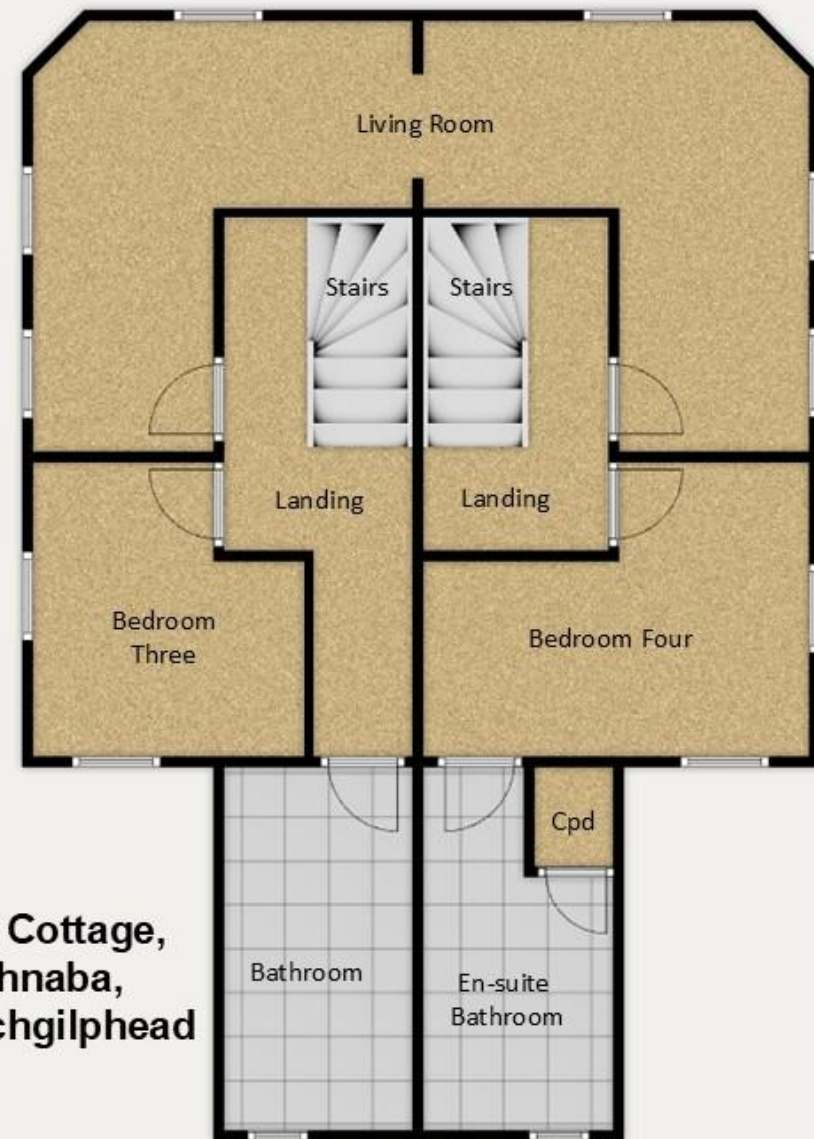
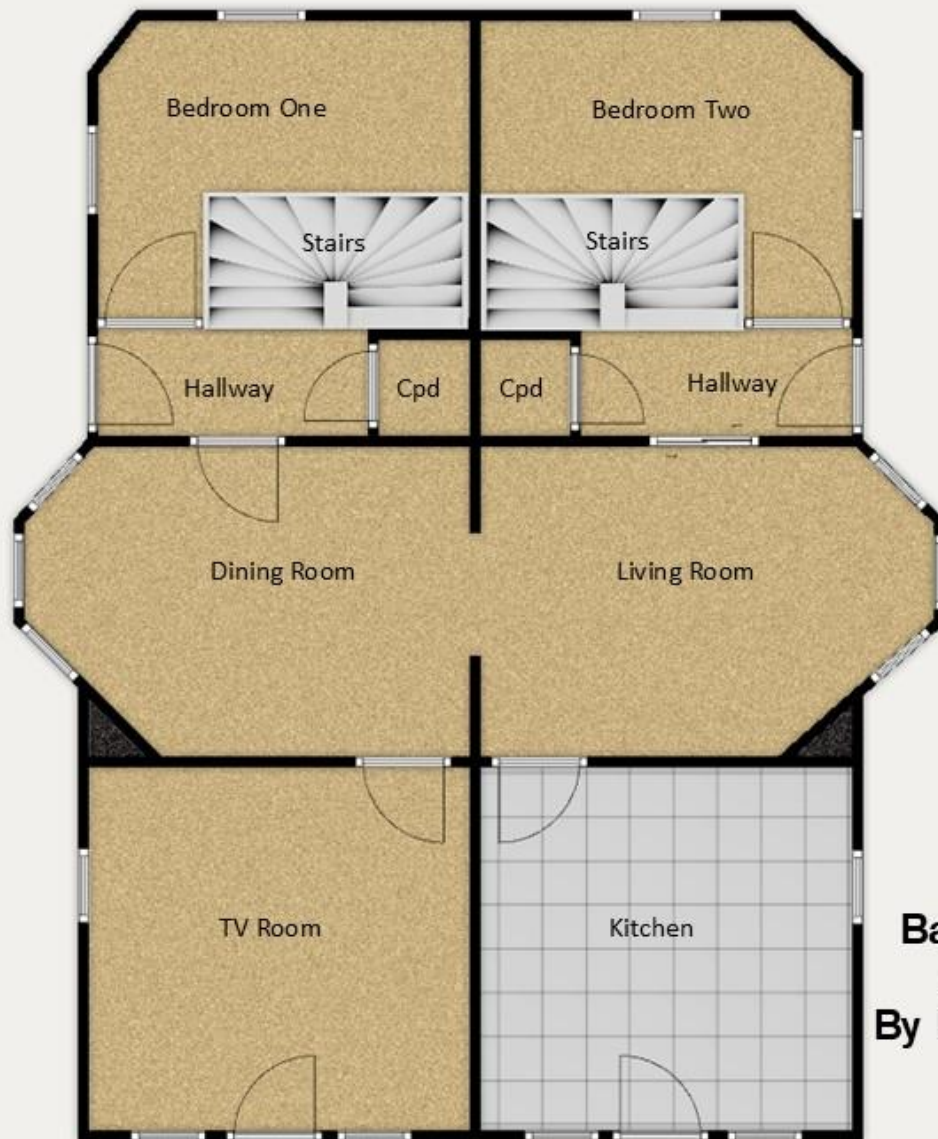
BATHROOM 3.4m x 1.6m

With modern white suite comprising, WC, bath with electric shower over, wash hand basin with vanity unit below, partially tiled walls, radiator and heated towel rail, laminate flooring, and window to the rear elevation.

GARDEN

The abundance of gardens are mainly laid to lawns complemented by mature shrubs and trees offering seasonal color. A lower lawn area features beautiful partial sea views. Steps lead to a raised area of lawn featuring woodland surroundings. A large private driveway offers ample private parking with additional shared parking also available. An additional entrance to the main road could potentially be reopened (subject to the relevant consents).





**Back Cottage,
Achnaba,
By Lochgilphead**

For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity and septic tank.

Council Tax: F **EPC Rating:** F 32

Gross Internal Floor Area: 164m²

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

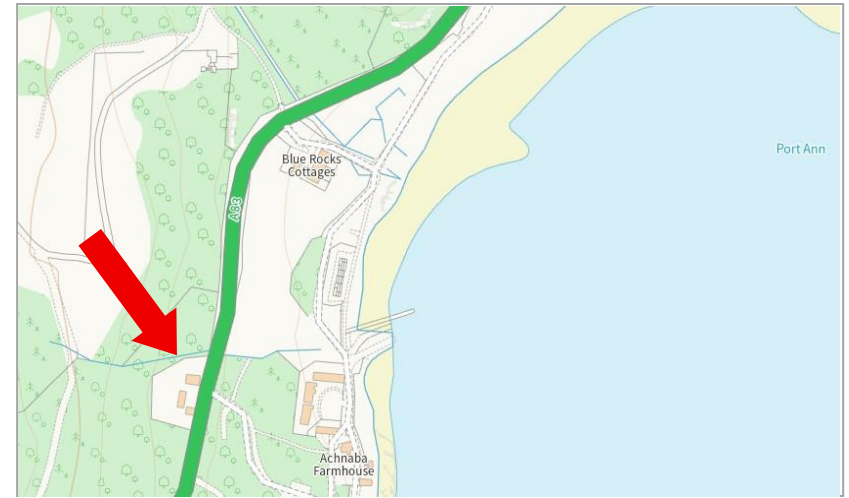
Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Achnaba is a small hamlet situated by the A83 near the shores of Loch Fyne. The nearest largest settlements of Inveraray & Lochgilphead offer a range of shops, cafés, restaurants and essential services. Connections to Lochgilphead, Oban and, further are attractive for both permanent residents and holiday homeowners. The nearest primary schools are located in Furnace and Lochgilphead with secondary education provided Lochgilphead High School.

DIRECTIONS

Heading from Lochgilphead on the A83, the property is situated roughly 4.2 miles on the route to Inveraray to the left-hand side of the main road and can be identified by a Fiuran for sale sign in the Garden.



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.

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Achnaba and Loch Fyne