

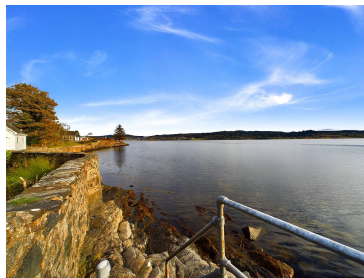


4 Bedroom Detached House

Guide Price: £550,000

Rockbank, Glenburn Road, Ardrishaig, PA30 8EU

Impressive loch side property situated on the edge of the village with easy access to Loch Fyne, the Crinan Canal and all local amenities Ardrishaig has to offer. Presenting numerous rarely available features including stunning loch views & a detached studio providing additional space. This traditional stone-built villa with private sweeping driveway, retains many of its original features and has been extended to form a wonderful open plan kitchen/diner and en-suite master bedroom above. The property consists of 4 bedrooms, 1 en-suite, 2 lounges, kitchen/diner, utility room, shower room and family bathroom. The property further benefits from high ceilings with traditional cornicing, oil fired underfloor central heating, an ornate open fire, detached garage/workshop, double glazing throughout and gravel driveways with parking for multiple vehicles and boat storage. High-speed broadband, 4G and digital television are available.




ARGYLL
Estate Agents

Entrance

Glazed aluminium door leading to the entrance porch with pendant lighting, carpeted flooring, traditional wooden pew style seat, ample space for coat hanging and boot storage. A semi-glazed timber door leads to the inner hallway.

Hallway

Carpeted flooring with pendant lighting, large storage cupboard and walk-in store. The hallway connects to rear passageway to shower room and kitchen/diner.

Lounge 4.8m x 4.4m

Welcoming dual aspect room with South and East facing windows giving beautiful loch views. Open fire with a slate hearth, carpeted, TV point, phone point, storage cupboard, period style features including corning, high skirtings. Ample space for lounge furniture.

Sitting room 4.80m x 4.00m

Second family living room currently used as a study with dual aspect views to South and West, original period features, including focal point unused fireplace and corning. Pendant lighting, phone point, storage cupboard, carpeted flooring.

Bedroom four 3.40m x 3.30m

Ground floor double bedroom with views to the rear with partial loch views, carpeted flooring, storage cupboard, pendant lighting, TV point and space for freestanding bedroom furniture.

Shower room 3.2m x 1.3m (into the shower 2.2m)

White three-piece suite with large walk-in thermostatic shower, rain shower head, mosaic tiling within the shower, WC, WHB, tiled flooring, extractor fan, downlighting, wood panelling and feature wall lighting.

Kitchen/Diner 6.4m x 6.0m

A stunning addition to the property with glazed East facing full height windows and French doors, leading to a small patio, which allow magnificent loch views and light to flood in. An extensive array of wall and base units, granite effect worktops, inbuilt fridge freezer, twin AEG ovens, 5 ring AEG induction hob, extractor hood above, space and plumbing for a dishwasher, oversized kitchen island with storage and stainless-steel sink. Large dining area with pendant lighting above and currently seating 10 people. TV point, downlighting, tiled flooring. Triple aspect views, glazed back door leading to the garden.

Utility room 2.2m x 1.9m

Located off the kitchen/diner with wall and base units, worktops, stainless steel sink, space and plumbing for white goods. Storage cupboard housing the hot water tank and controls for the underfloor central heating system. Views to the side.

First floor

Carpeted original staircase leading to the first floor landing giving access to all upper rooms. Wall lighting, skylight and hatch access with a built in Ramsay ladder allows easy access to the loft space.

Bedroom two 6.80m x 4.70m

King size bedroom with side window giving loch views to the East, 2 x skylights, focal point unused fireplace, 2 central heating radiators, TV point, inbuilt cupboard, pendant lighting, carpeted & generous space for freestanding furniture.

Bedroom three 6.80m x 3.30m

King size bedroom with side window, 2 x skylights, unused focal point fireplace, central heating radiator, TV point, phone point, pendant light fitting, carpeted flooring.

Bathroom/dressing area 4.10m x 3.30m

Traditional style white three-piece suite with large bath, electric shower and screen over the bath, traditional mixer tap, tiled splashbacks, vinyl flooring, WC, WHB, extractor fan and enclosed bathroom light fitting. Dressing area within the large dormer, carpeted flooring and loch views.

Master bedroom 5.60m x 5.60m

Located in the rear extension over the kitchen/diner. Three stairs leading down to the master bedroom with en-suite facilities, 2 x skylights, TV point, pendant lighting, double inbuilt wardrobe, storage alcove, carpeted, central heating radiator. The window to the rear gives loch views.

En suite 3.1m x 1.8m

Traditional style white three-piece suite with thermostatic rain shower and screen over the bath, mixer tap, mosaic tiling within the bath, WC, WHB, heated towel rail, eaves storage, shelving and feature lighting, extractor fan, carpeted and skylight to the side.

Studio

Detached building with planning permission for a studio, which comprises a large open plan studio/workshop/home office with a kitchen, small bathroom and additional space on the mezzanine floor. Double glazed throughout with a separate oil fired underfloor central heating system. TV points, phone connection and high-speed broadband. Dual aspect windows giving stunning loch views to the South and East. French doors and full-length windows lead to a loch facing patio with panoramic views down Loch Fyne to Arran.

Outdoor space

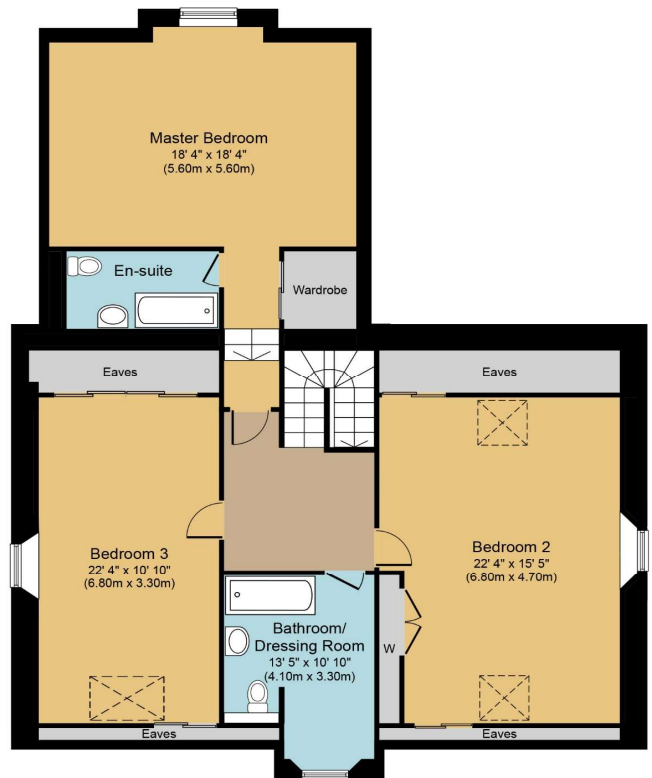
The property benefits from some great outdoor space with gated stone steps that lead down to the shores of Loch Fyne. The garden is mainly laid to lawn, drying area, sweeping gravel driveway and parking areas. The rest of the garden is well stocked with mature trees, annual flowering perennials, fruit trees, plants and shrubs. Numerous vantage points and seating areas to enjoy the south facing loch views.

Location

The main local amenities in Ardrishaig are a mini supermarket, newsagents, primary school, hairdressers, launderette, The Rumblin' Tum Cafe and many more amenities. Ardrishaig also has Tennis courts, a sailing club, a couple of small local pubs and the Grey Gull hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, with a stunning walkway/cycle path along a 9 mile stretch of water. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilhead has a high school, sports facilities, a supermarket, more local shops, restaurants, a local community hospital containing a GP Surgery and A&E department, Dentists, Vets and Opticians.

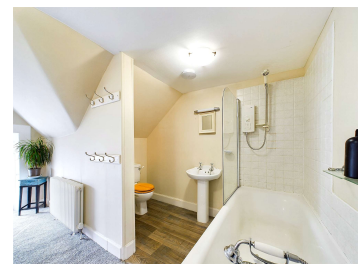
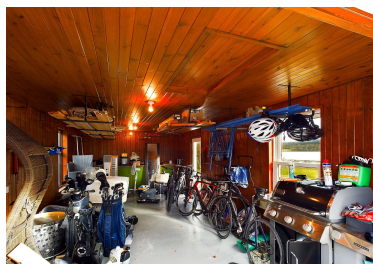
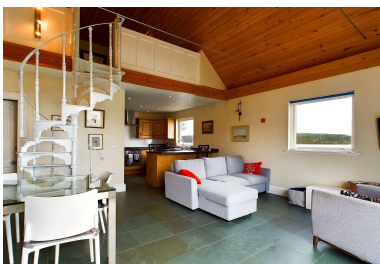


Ground Floor
Approximate Floor Area
1,550 sq. ft.
(144.0 sq. m.)



First Floor
Approximate Floor Area
1,432 sq. ft.
(133.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2022 | www.houseviz.com



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Lochgilphead Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
3 Combie Street, Oban
Argyll PA34 4HN

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


ARGYLL
Estate Agents