

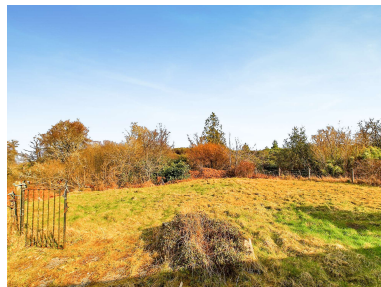


3 Bedroom Semi Detached

Offers Over: £150,000

Hill Cottage, Erines, By Tarbert, Argyll, PA29 6YL

Traditional stone built cottage with white washed walls located on a rural hill top setting offering partial elevated views over beautiful Loch Fyne and surrounding countryside. Accessed by a bumpy country track where a 4x4 vehicle is required to access the cottage. The property is in need of some modernisation and offers the wonderful opportunity to create your own rural home. Erines has an abundance of wildlife nearby yet only a short commute to Tarbert or Lochgilphead on the A83. Comprising; Lounge/diner with patio doors, kitchen, 3 double bedrooms, family bathroom and WC. The property further benefits from off peak electric central heating, enclosed front and south facing rear gardens, timber shed and private driveway parking. Broadband, 4G and digital television are available. *Recently installed and approved water purification unit in new insulated timber store to rear.




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Entrance/inner hallway (6.35m x 1.80m)

Timber entrance door with letterbox to inner hallway with carpeted flooring, pendant lighting, electric storage heater, coat hanging, under stair storage cupboard. Access to lounge/diner, kitchen, downstairs bedrooms and family bathroom.

Lounge/diner 4.53m x 4.40m

Good size lounge area with dual aspect window views to rear and patio doors to front with partial Loch views in the distance. Carpeted flooring, pendant lighting, electric storage heater and focal point electric fire with wooden mantle. Ample room for free standing lounge and dining furniture. Tv point and socket points.

Kitchen 3.38m x 2.09m

Matching wall and base units with ample contrasting worktop space and stainless steel sink with neck taps and tiled splashbacks. Picture window views out to front garden ground and beyond. Tile effect laminate flooring, strip style lighting, plumbing and electrics for freestanding white goods.

Bathroom 2.10m x 2.03m

White 3 piece suite, bath with overhead Mira electric shower and tiled splashbacks, WC and WHB. Carpeted flooring, towel rail, opaque window, mirrored wall cabinet, flush ceiling lighting.

Bedroom One 3.0m x 2.50m

Downstairs bedroom with window views to front gardens and beyond. Carpeted flooring, pendant lighting, electric panel heater, double inbuilt wardrobes with wooden doors, socket points. Ample space for freestanding bedroom furniture.

Bedroom Two 4.39m x 2.96m

Large double bedroom on ground floor with dual aspect window views to front and rear gardens. Carpeted flooring, pendant lighting, electric panel heater, double inbuilt wardrobes with wooden doors, socket points. Ample space for freestanding bedroom furniture.

First Floor

Timber stairs and banister to the carpeted first floor landing with eves storage area. Velux window provide good light, mid-way shelving, pendant lighting and loft hatch access.

Bedroom Three 6.49m x 3.08m

Large double bedroom with elevated dual aspect Velux window views to Loch Fyne in the distance and the front and rear gardens. Carpeted flooring, socket points, flush ceiling lighting. Ample space for freestanding bedroom furniture.

WC

White 2-piece suite with WHB with tiled splashbacks and WC. Tile effect laminate flooring, flush ceiling lighting, wall mounted towel rail and Velux window views to front.

Outside space

The front garden is mainly laid to lawn with annual flowering perennials surrounding the fenced boundaries. There are substantial garden grounds to the front offering fantastic potential for family use or creating your own special garden. There is a patio bbq area, various stone chipped areas and gate for keeping children and pets safe. The rear garden has an insulated timber shed housing recently installed and approved water purification unit. Slabbed pathway to main entrance door and flowering heathers and shrubs on various levels. Vehicle access to the side with private parking space and further timber store for garden equipment.

Location

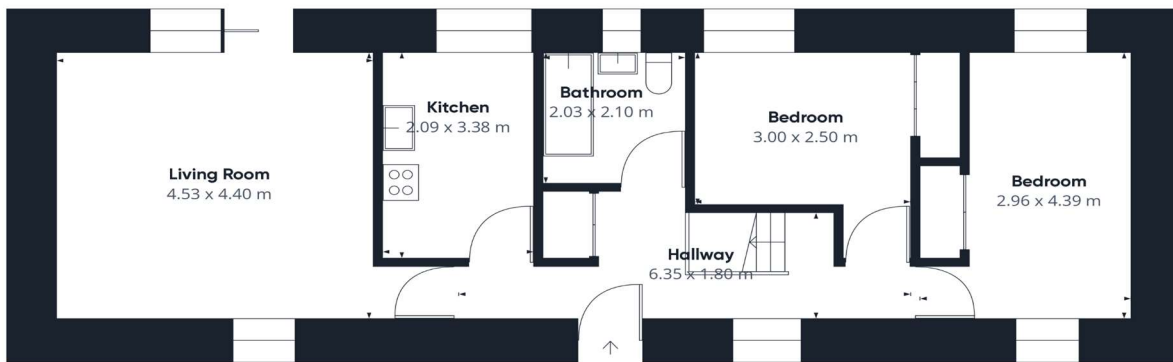
Hill Cottage is set in a secluded spot up a farm track in Erines. Approx. 7 miles from Ardrishaig and 5 miles to Tarbert on A83. Located on the Kintyre Way the area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafes and restaurants in Tarbert overlooking the harbour in addition to a supermarket and banking services. Tarbert Academy offers local schooling at nursery, primary and secondary level. There is a short 9-hole golf course in the village and two major golf courses at Machrihanish, including the Machrihanish Links, one of the finest links in the country and voted one of the top 50 courses in the UK. For outdoor enthusiasts the area offers numerous walking cycling, fishing, stalking and shooting opportunities. The nearby coves and bays of the Knapdale peninsula are a truly must-be-seen unspoilt area. There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow. Lochgilhead offers a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools. Campbeltown has an extensive range of shops and services including a swimming pool, secondary school and a number of supermarkets. It is famous for whisky; at one time there were 30 distilleries in the town. City Link runs a reliable bus service from Campbeltown to Glasgow.

Thinking of selling or switching agents?

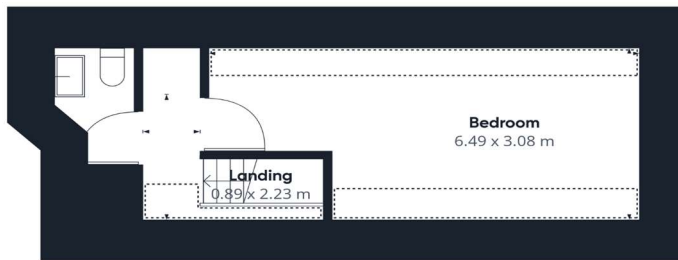
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Floor 0



Floor 1

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Approximate total area
91.86 m²

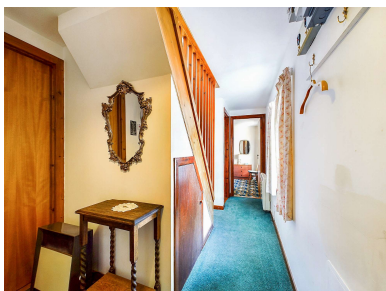
Reduced headroom
6.8 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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