



4 Bedroom Town House

Guide Price: £260,000

Ferguson House, Newtown, Inveraray, Argyll, PA32 8UH

Traditional and spacious townhouse, offering spectacular loch views and nearby shore access. Ferguson house is ideally situated on the banks of Loch Fyne with an extensive garden, vehicle access along the tree lined avenue to off road parking area at the rear. 5 minutes' walk along the waterfront or by rear avenue to the local amenities including primary school, doctors surgery, restaurants, bars and shops. The home features classic sash and case windows, ornate fireplaces, while benefiting from certified electrical system and oil central heating. The exterior has been freshly painted, enhancing the property's impressive kerb appeal. Spanning three floors, the flexible accommodation includes a kitchen with two large walk in pantry spaces, family lounge, dining room, four generously sized bedrooms, a bathroom, a separate shower with dressing area and abundant inbuilt storage throughout. The grounds enjoy private, enclosed rear gardens bounded by a historic wall and a selection of outbuildings (in need of repair). The property requires modernising and is reflected in the attractive asking price. Character lochside homes like this in Inveraray are seldom available, early viewing is highly recommended. EPC rating E41 - Council Tax Band E.




ARGYLL
Estate Agents

Entrance hallway

The entrance hallway is welcoming and practical, accessed via a recently installed composite door with a glazed insert that allows natural light to filter through. The space is finished with laminate flooring and features an inbuilt storage cupboard, providing convenient space for coats and household items. A staircase leads to the upper accommodation, while a central heating radiator and pendant light ensure the hallway is both comfortable and bright.

Family Lounge 5.38m x 3.78m

A spacious and light-filled family lounge offering delightful dual aspect views towards Loch Fyne at the front and views over the rear garden. It is finished with laminate flooring, features pendant lighting, two central heating radiators, and a focal point ornate fireplace with a stove, which could be restored to add further warmth and character. There is ample space for lounge furniture, making it perfect for both relaxing and entertaining.

Dining room 5.36m x 4.10m

The dining room is a charming ground-floor space with window views towards Loch Fyne and the surrounding countryside. Laminate flooring, spot lighting, and a central heating radiator provide comfort and style, while an open, original fireplace adds period character. The room also features an inbuilt cupboard and offers ample space for a family-sized dining table and additional furniture, creating a versatile and welcoming area for meals and gatherings.

Potential to link directly to the kitchen with suitable checks and permission required.

Kitchen 4.77m x 1.97m

A galley style kitchen with laminate flooring throughout, including two generous walk-in pantry spaces that offer excellent storage for household essentials.

The kitchen features matching base units with wooden worktops, tiled splashbacks, and twin stainless-steel sinks, providing a solid foundation for modernisation. A large gas range cooker with eight hobs, double oven, and double grill adds a focal point, while space and plumbing are available for white goods. A window and a composite door with an opaque glazed insert provide rear garden views and access, filling the room with natural light. Additional features include wall shelving, spotlighting, and a central heating radiator. With some upgrading, this kitchen has the potential to become a stylish and highly functional family hub.

First-floor landing 4.91m x 1.02m

The first-floor landing is bright and welcoming, accessed via a carpeted staircase with a timber balustrade. The hallway itself is finished with laminate flooring and features a central heating radiator, pendant lighting and windows to the front provide stunning views across Loch Fyne. The landing creates a light and airy transition between rooms, combining practicality with a sense of space.

Bedroom One 5.27m x 3.62m

A spacious and light-filled master bedroom with stunning elevated views over Loch Fyne. The room features laminate flooring, an original ornate open fireplace, and a central heating radiator, creating a warm and inviting atmosphere. An inbuilt wardrobe provides practical storage, while spotlighting enhances the contemporary feel. Just off the bedroom is a separate en-suite shower and dressing area, also finished with laminate flooring, offering convenience and additional space to create a private retreat.

Dressing area/shower 3.78m x 1.71m

A versatile and bright space offering ample room for dressing furniture, with laminate flooring throughout and a window overlooking the pretty rear gardens. The shower area features a large walk-in enclosure with a fixed glazed screen and a thermostatic shower, complemented by wet wall splashbacks for a contemporary, low-maintenance finish. An extractor fan provides ventilation, making this a practical and stylish addition to the master suite.

Bedroom Two 5.42m x 3.70m

A generously proportioned bedroom with wonderful, elevated views of Loch Fyne to the front, creating a striking and picturesque outlook. The room features an ornate open fireplace, a window seat perfect for enjoying the scenery, and a rear-facing window overlooking the pretty gardens, allowing natural light to fill the space. Central heating radiator and spotlighting ensure comfort and modern convenience, while the layout provides ample space for bedroom furniture.

Bathroom 4.96m x 1.90m

A spacious first-floor bathroom with dual windows overlooking the rear garden, filling the room with natural light. The space features black and white checkered tiled splashbacks, bath with an electric shower above, WC, and wash hand basin. Laminate flooring, a central heating radiator, pendant ceiling lighting, and feature wall lighting combine to create a practical family bathroom, offering both comfort and a touch of character.

Second-floor

Accessed via a carpeted staircase, the second-floor landing provides a bright and practical transition between rooms. Off the landing, there is a generous storeroom, ideal for storing family belongings, seasonal items, or household essentials, offering valuable additional storage in a discreet and convenient location. Please note there are coomb ceilings and no central heating on the 2nd/attic floor. Central headroom approx 6'2.

Bedroom Three 4.38m x 3.45m

A bright and airy bedroom with laminate flooring and a recessed window to the front, offering spectacular views over Loch Fyne. The room is generously proportioned, with a flush ceiling light providing a simple and elegant finish, and ample space for bedroom furniture.

Bedroom Four 4.41m x 3.43m

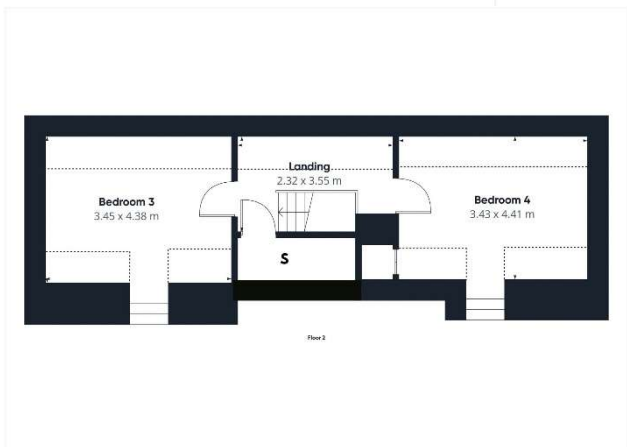
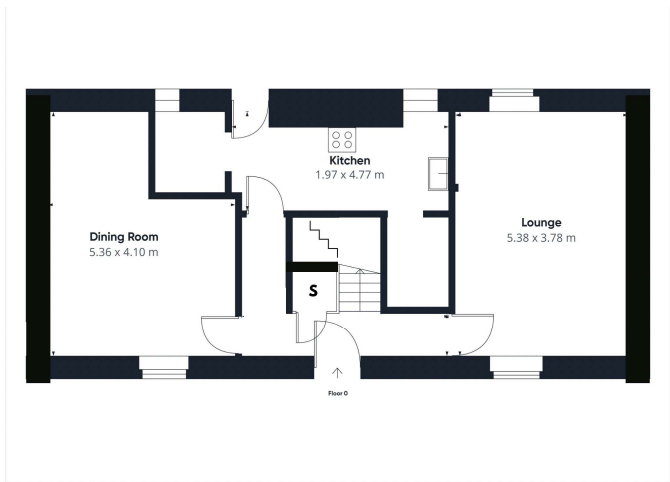
A generously sized bedroom with laminate flooring, offering space for bedroom furniture and flexible layouts. The room features an electric wall heater, a flush ceiling light, and a front-facing window providing elevated, breathtaking views over Loch Fyne. A small cupboard in the room provides access to loft space, offering additional storage for household items.

Outdoor space

Grounds, parking, and outbuildings The property is a convenient and central townhouse, just a short five-minute walk to the centre of Inveraray, the local co-op, and the primary school. A small bedding area at the front provides the perfect opportunity for summer flowering annuals, potted plants, or other decorative planting. At the rear, the south-westerly facing garden is mainly laid to gravel chips, making it low maintenance while offering space for outdoor furniture. Established trees provide both privacy and shade, creating a peaceful and inviting outdoor space. Several outbuildings are located at the rear, requiring repair while offering additional outdoor storage and potential for future use. A generous parking area at the rear beyond the walled garden is accessed via the historic Dukes Avenue, adds further convenience and flexibility.

Location

The town of Inveraray, Home of the Duke of Argyll and is situated approximately 1 hour 20 minutes west of Glasgow Airport, 50 minutes South of Oban and 40 minutes North of Lochgilphead.



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 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
360 Virtual walk-through 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.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment 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.