

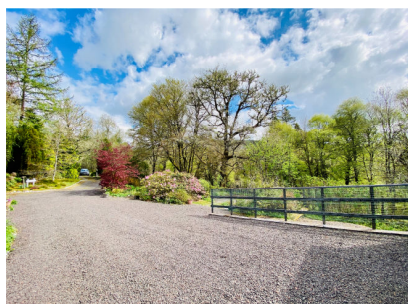


## 3 Bed Detached Cottage

Linniehluttain, Glen Aray, Inveraray, Argyll

Guide Price: **£375,000**

Picture postcard, traditional west highland cottage that has been renovated and extended to exacting standards with extensive grounds and a waterfall at the lower end of the boundary. Located 2.5 miles from town in the ever popular Glen Aray with an abundance of wildlife on your doorstep. Lounge, kitchen, dining room, 2 double bedrooms, 2 en suites, family bathroom, study and utility room. The property further benefits from a large detached double garage with potential office/hobby room above, wood store, oil central heating, 2 x multi fuel stoves, double glazing and sweeping driveway.



  
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#### Entrance

Original timber storm doors lead into the inner hallway with engineered oak flooring.

#### Lounge 5.1m x 3.6m

Bright welcoming room with triple aspect views, multi fuel stove set on a slate hearth, oak engineered flooring, TV point, Telephone point, storage cupboard, down lights, central heating radiator, under window storage and many traditional features have been retained where possible.

#### Kitchen 2.4m x 2.1m

Open plan off the lounge with sage green wall and base units with carousel corner racking, soft close doors and drawers, pewter door handles, breakfast bar, green tiled splashbacks, ceramic sink with mixer tap, inbuilt undercounter fridge, halogen hob, oven and extractor hood. Stable door leading to the utility room and rear porch.

#### Utility room/rear porch 3.3m x 1.7m

Very handy room when returning from country walks with ample coat and boot storage. Matching sage green base units with pewter handles, Belfast sink set in the solid oak worktop, green tiled splashbacks, fridge freezer space, views of the rear, engineered oak flooring, central heating radiator, space and plumbing for white goods. Composite door leading out to the drying green and south facing patio.

#### Family bathroom 2.3m x 1.7m

Located off the inner hall with traditional white suite incorporating a bath with thermostatic shower above, traditional taps, tiled splashbacks, WC, WHB, central heating radiator, downlights and tiled flooring.

#### Dining room 5.1m x 3.4m

Good size room that could be utilized for various purposes if reconfiguring the cottage layout to suit your needs. Dual aspect views to the front and rear, multi fuel stove set on a slate hearth, carpeted, understairs storage, central heating radiator and ample space for dining furniture.

#### Master bedroom 4.2m x 4.1m

Bright master bedroom with en suite facilities, inbuilt double wardrobe, dual aspect views, French doors leading out to the south facing patio, central heating radiator, carpeted and ample space for freestanding furniture.

#### En suite 2.5m x 1.4m

Thermostatic shower enclosure with rain shower, handheld shower attachment, turquoise metro tiles, traditional WC and WHB, downlights, heated towel rail, shave/toothbrush point, extractor fan, roller blind and tiled flooring.

#### First floor

Carpeted staircase leading from the dining room to the top landing.

#### Bedroom two 6.0m x 4.1m (at widest points)

Good size double bedroom with en suite facilities, twin Velux windows to the front and rear of the cottage, carpeted, central heating radiator, wall mounted feature lighting, ample head height and pace for freestanding furniture.

#### En suite 2.6m x 1.6m

Thermostatic shower enclosure with rain shower, handheld shower attachment, burgundy metro tiles, traditional WC and WHB, downlights, heated towel rail, shave/toothbrush point and an extractor fan.

#### Study/bedroom three 3.8m x 2.1m

Currently used as a study but could also be used as a single bedroom with Velux window to the front, carpeted, central heating radiator and downlights.

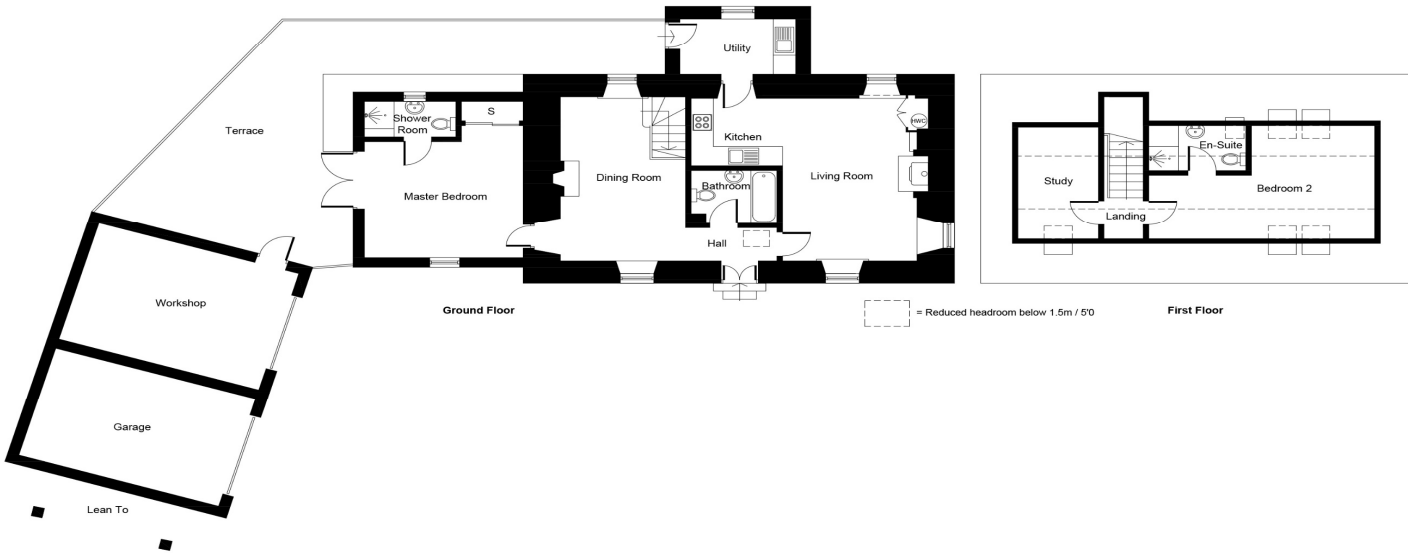
#### Outdoor space

The cottage and location are all about the great outdoors with a breathtaking waterfall and pool at the edge of the boundary, sweeping gravel driveway with parking for multiple vehicles, woodstore, detached double garage/workshop with concrete base, power and light, fully lined room above with power and light making it ideal for a home office or hobby room, mature well stocked garden with large colorful shrubs and trees, gravel paths and multiple vantage points, south facing patio and bbq area. While the garden area is enclosed by a stock fence there are further grounds around the cottage that are left to nature that could be developed further. Please note that no river rights are included in the sale.

#### Location

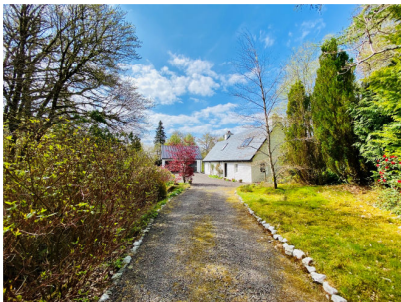
The cottage is located 2.5 miles North on the Oban road of the much sought after town of Inveraray, Home of the Duke of Argyll and is situated approximately 1 hour 15 minutes west of Glasgow Airport, 36 minutes south of Oban and 30 minutes North of Lochgilphead. The property is a 5 minute drive from Inveraray's thriving main shopping area, restaurants and amenities. The town of Inveraray has the benefit of a primary school, a post office, Doctors surgery, 9 hole golf course, a variety of independent shops including The Courtyard gift shop and local butchers. The Loch Fyne Hotel has a leisure club with swimming pool and spa. There are many places to eat and drink including Brambles bistro and the renowned sea-food restaurant, Samphire.

All measurements approximate and descriptions are for guidance only.



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.

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