



15 Queen Elizabeth Cottages, Furnace, by Inveraray, Argyll
Guide Price £120,000
2 BED TERRACED





Features

Stunning loch views

Direct shore access

Sunroom

Summerhouse

Double glazing

Multi fuel stove

Front and rear gardens

Recent bathroom

Surveyed at Â£120,000

Approx 74 sq.m of living space

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Stunning loch views and direct access to the shores of Loch Fyne. Located in the heart of the village of Furnace, within walking distance of the local primary school, doctors surgery, bus stop and village shop/post office. 14 miles to Lochgilphead and 8 miles from Inveraray. Lounge, kitchen, shower room, 2 bedrooms and sunroom. The property further benefits from a lochside summerhouse equipped with kitchen and bedroom facilities, double glazing, multifuel stove, electric central heating, private front and rear gardens. Highspeed broadband, 4G and digital television are available.

Entrance

The front porch has space for boots and coats, a timber single glazed entrance door and window to the front. A further glazed door into the lower hallway with laminate flooring, pendant light, central heating radiator, window views to the front with access to the lounge, shower room and kitchen areas.

Lounge 5.5m x 3.1m

Good size family lounge with dual aspect views to the front and rear, French doors leading to the loch facing sunroom, multi fuel stove set on a stone hearth, central heating radiator, laminate flooring, pendant lights, tv point and telephone point. Ample room for freestanding furniture.

Sunroom/Dining room 4.8m x 2.9m

Entered by French doors from the lounge, bright and spacious timber frame sunroom, double glazed windows streaming lots of natural light into the room, with timber glazed doors to the exterior decking area and truly stunning views of Loch Fyne and the hills beyond. Currently used as a dining room, wood effect vinyl flooring, access to the kitchen with ample room for freestanding dining furniture.

Kitchen 3.8m x 2.1m

Range of white gloss wall and floor units offering ample storage space, granite effect worktop, 1 1/2 bowl composite sink with designer mixer tap, stainless steel splashback. Space and plumbing for white goods, shelving, LED lighting on the ceiling and across the bottom of units, tongue and groove ceiling, radiator and window view over the water.

Shower room 2m x 1.8m

Recently installed, modern white 3 piece shower room, electric shower, sliding doors, respatex wall panels, WHB with respatex splashback and white gloss vanity unit. Vintage style vinyl tiles, mirror, central heating radiator, shelving unit, downlights and pvc ceiling with chrome strip.

First Floor

Carpeted staircase with dual handrails to the first floor, large velux window and storage area.

Bedroom One 5.1m x 3m

Good size double bedroom with dual aspect views from the large Velux window with fantastic loch views to the rear and the large dormer window to the front. Carpeted, central heating radiator, pendant light, tv point with ample space for freestanding bedroom furniture.

Bedroom two 5.1m x 3m

Good size family bedroom with dual aspect views from the large Velux window with fantastic loch views to the rear and the large dormer window to the front. Central heating radiator, carpeted, power points, feature shelving, pendant lighting and loft hatch access. Ample room for freestanding furniture.

Summerhouse 4.6m x 3.1m

Timber frame summerhouse located above the shoreline felt roof, insulated with power and light with living room/bedroom and kitchen area. Black and white vinyl flooring, storage, double glazed French doors to front, window to side with outdoor deck/seating area. Fantastic additional space with uninterrupted and spectacular views of Loch Fyne making it the perfect place to watch the world go by.

Outside Space

Amazing loch views and direct shore access from the rear garden. Front garden mainly laid to lawn with mature shrubs, pathway and wooden shed. To the rear, there is a raised deck with handrail, space for garden furniture, greenhouse and store with a further deck suitable for a hot tub and stores. An area laid to grass and slab path.

Location

Furnace is well located between the 2 main towns of Inveraray and Lochgilphead. There is a local shop with a post office counter, primary school, Doctors surgery with dentist and good bus links to Glasgow. 8 miles away is the much sought after town of Inveraray, home of the Duke of Argyll, is situated approximately 1 hour west of Glasgow Airport, 45 minutes south of Oban and 30 minutes North of Lochgilphead. The town of Inveraray has the benefit of a primary school, Doctor's surgery, 9 hole golf course, a variety of independent shops including The Courtyard gift shop, a medium size Co-operative supermarket, Tipsy Laird convenience store and a leisure club with swimming pool and spa at The Loch Fyne Hotel. Inveraray has many places to eat and drink including the newly opened Ocho, The Inveraray Inn, Brambles and the renowned sea-food restaurant, Samphire.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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