

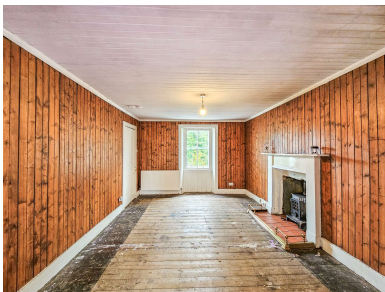


3 Bed Detached House

Offers Over: £150,000

Craigard Cottage, Whitehouse, Tarbert, Argyll, PA29 6XR

Traditional cottage with an extensive rear garden, white washed walls and a slate roof. located in the peaceful village of Whitehouse. This is an ideal renovation project providing the opportunity to create a wonderful home. Comprising; Lounge, kitchen, dining/sunroom, 3 double bedrooms and family bathroom. The property further benefits from two multi fuel stoves, oil central heating, raised decking area off the dining/sunroom and cellar with storage under the decking area.
Broadband, 4G and digital television are available.




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Entrance

Timber single glazed entrance door to inner hallway with pendant light, smoke detector, exposed wooden flooring, large under stair storage cupboard with access to lounge, and downstairs bedroom.

Lounge 5.0m x 3.4m

Good size lounge area with window views towards the front of the house. The inset multifuel stove with tiled hearth and wooden mantle provides the focal point in the room. Wood panel ceiling and walls, exposed wooden flooring, pendant lighting, central heating radiator with double doors opening to the dining/sunroom. Ample room for free standing furniture.

Dining/sunroom 4.5m x 3.0m

Lovely bright room with lots of natural light streaming in from the picture windows. Carpeted flooring, dual pendant lights, central heating radiator with ample room for dining furniture. Glazed door access to a large decking area, ideal for family relaxation and enjoying views over the main garden to the rear.

Kitchen 3.8m x 2.5m

Matching wall and base units with ample contrasting worktop space and stainless steel extractor fan. Swan neck tap with feature round bowl and sink with picture window views out to the decking area and garden ground beyond. Central heating radiator, tile effect flooring, spotlighting, inbuilt storage cupboard, loft hatch access and plumbing and electrics for freestanding white goods. There is an external door located from the kitchen to allow access to the side of the property.

Bathroom 2.3m x 1.9m

White 4 piece suite, bath, shower cubicle with Triton electric shower and tiled splashbacks, WC and WHB. Laminate flooring, heated towel rail, opaque window, mirrored wall cabinet, ceiling light and electric wall heater.

Bedroom One 5.0m x 3.2m

Downstairs bedroom or alternatively could be used as an additional sitting room. Light and bright with dual window views to the front and rear providing lots of daylight. Inset multifuel stove with a hearth and wooden mantle provides the main feature in the room. Central heating radiator, pendant lighting, wood panel walls, flooring with underlay and inbuilt shelving for storage.

First Floor

Stairs with underlay and wooden bannister to the first floor landing. Dual Velux windows provide good light, smoke detector, pendant lighting and loft hatch access.

Bedroom Two 4.7m x 3.2m (At widest point)

Good size double bedroom, carpeted flooring, wood panel walls and ceiling, pendant lighting, central heating radiator with good natural light from the front window. Ample room for freestanding bedroom furniture.

Bedroom Three 4.7m x 3.3m (at widest point)

Large double bedroom with countryside window views. Carpeted flooring, wood panel walls and ceiling, pendant lighting and central heating radiator.

Outside space

The front garden is mainly laid to gravel for easy maintenance with flower borders providing seasonal colour. There are substantial garden grounds to the rear mainly laid to grass offering fantastic potential for family use or creating your own special garden. A woodland path has been cutback from the rear garden to give pedestrian access to the shores of West Loch Tarbert. A cellar below the decking area with power and light provides handy additional storage. Shared vehicle access to the rear garden from the side of the property

Location

Whitehouse is located just south of the west coast fishing harbour town of Tarbert, the town centre is only 6 miles to the north and the A83 makes it easily accessible by car. Tarbert is a pleasant west coast small fishing and yachting harbour town with local shops and services easily catering for everyday needs and requirements. There are a number of friendly harbour pubs and restaurants. Tarbert is also renowned for hosting the annual Scottish Series Yachting Event, and for its seafood and folk festivals. Everyday shopping is available in the town where there is a well-stocked Co-op midi market and fuller weekly shopping is available at Lochgilphead and Campbeltown.

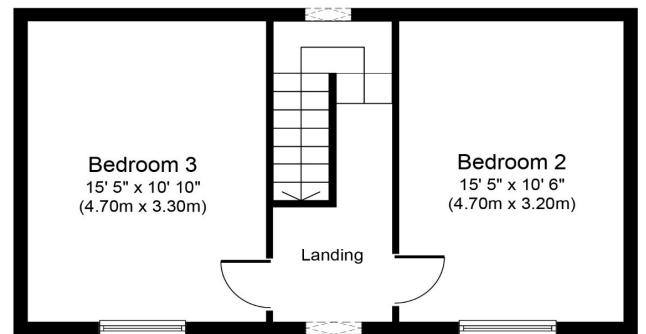
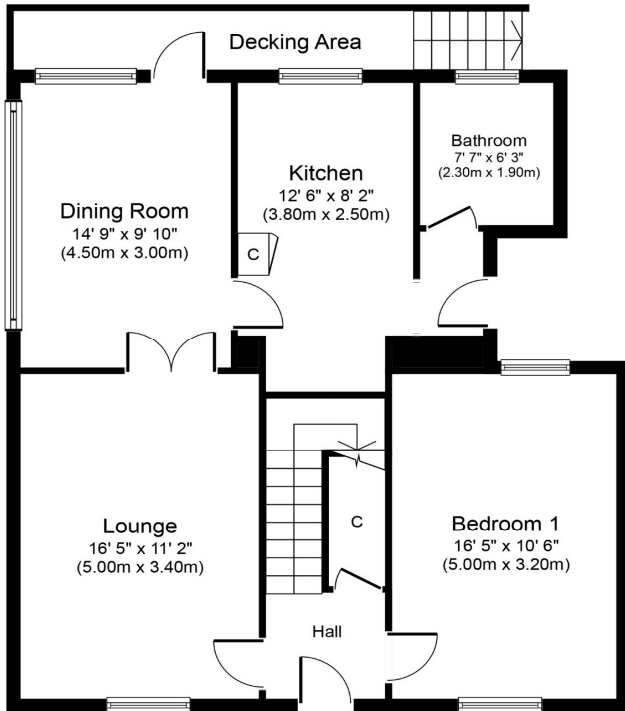
Nearby Primary schooling in Clachan is a few miles South-West and secondary schooling is available in Tarbert 6 miles North-East. Leisure facilities are diverse. Lochgilphead (19 miles) has a local swimming pool and sports centre. A thriving marina is in the sheltered inner part of Tarbert harbour and scenic inshore sailing is available in surrounding sea lochs and the Kyles of Bute. The Crinan canal that connects

Loch Fyne at Ardrishaig with Loch Crinan to Mull and on to the Hebrides are always active with craft moving back and forth. As with most parts of Scotland, one is never too far from a golf course and there are challenging courses at both Lochgilphead and Tarbert. The machrihanish links golf course offers one of the top golfing destinations in the UK and attracts international golfers. Productive sea fishing from shore and boat can be had on the loch and there are trout and salmon opportunities by permit in surrounding rivers and hill lochs. The countryside is a delight in which to walk or cycle and there is no shortage of scenic routes and places of archaeological and historical interest to visit. Westport beach (10miles) offers multiple water leisure facilities with both surfing and sea kayaking proving very popular.

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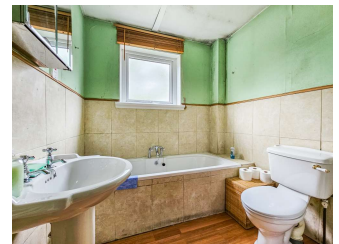
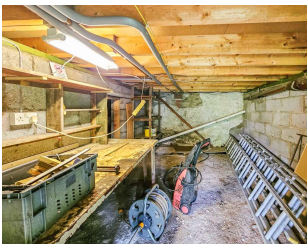
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