

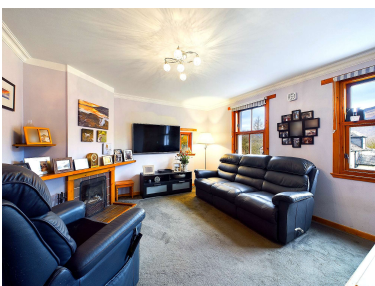


3 Bed Semi Detached House

Guide Price: £215,000

11 Kilmorich, Cairndow, Argyll, PA26 8BA

Rare opportunity to acquire this delightful family home with elevated loch views to the front and rural views to the rear. Located in the ever-popular village of Cairndow with the shores of Loch Fyne, Ardkinglas Gardens and Stagecoach Inn all yards from the property. Further amenities such as Loch Fyne Oysters seafood bar and deli, Fyne Ales brewery and The Tree Shop Garden Centre and café can found at the head of loch which can be easily reached by road or the recently formed walking and cycle path. Comprising; 3 double bedrooms, lounge, kitchen, ground floor shower/wet room and first floor family bathroom. The property further benefits from excellent storage throughout, communal street LPG central heating, double glazing, open fire with back boiler to hot water system, resident/visitor parking, a driveway with space for multiple vehicles, private front and enclosed rear gardens with the patio, timber shed, log store and greenhouse. High speed broadband, 4G and digital television are available. EPC rating E53 – Council tax band D




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Cairndow well positioned with Glasgow just 52 miles and the towns of Dunoon and Inveraray nearby. For outdoor enthusiasts the Argyll countryside, mountain ranges and lochs offer a wide variety of activities.

Entrance 1.70m x 0.91m / Hallway 2.55m x 2.46m

Front entrance porch with exterior door opaque glazed insert, laminate flooring, space for outdoor clothing and footwear and flush ceiling light. Glazed interior door to inner hallway with laminate flooring, central heating radiator, smoke detector, pendant lighting and stairs to first floor accommodation.

Lounge 4.11m x 3.73m

Welcoming family room with dual aspect natural light, twin windows offering loch views to the front, single window to the south and side of the property. Carpeted flooring, ample space for freestanding furniture, focal point fireplace with open fire, back boiler, tiled hearth and wooden mantle. Tv point, phone point, socket points, pendant lighting, central heating radiator and large storage cupboard under the stairs.

Kitchen 4.02m x 2.77m

Country style kitchen with window views to rear garden and hillside beyond. Matching wall and base units and plenty of contracting worktop. Various storage options including a pull-out breakfast bar, stainless steel sink, drainage board and mixer tap. Inbuilt electric oven/grill, 4 zone gas burner hob, extractor hood, socket points, vinyl flooring, tiled splashbacks, central heating radiator, strip style lighting, smoke detector, space and plumbing for white goods.

Rear porch 1.40m x 1.05m

Located off the kitchen with rear door access to the garden and patio area. Coat hooks, space for footwear, pendant lighting and tiled flooring.

Bedroom One 3.94m x 2.85m

Ground floor double bedroom with countryside views to rear gardens and beyond. Double inbuilt wardrobes, central heating radiator, pendant lighting, carpeted flooring, space for freestanding bedroom furniture, sockets points and wall mounted tv point.

Shower/Wet room 2.54m x 1.767m

Large wet room with non slip flooring, wet wall panels, thermostatic easy access shower, opaque window to front, WHB and WC and wall mounted mirror.

First floor

Carpeted staircase with timber balustrade to carpeted first floor landing. Velux window above providing natural light, good size storage cupboard, central heating radiator and smoke detector.

Bedroom Two 4.38m x 2.80m

Double bedroom with elevated loch and countryside views to the front. Triple inbuilt wardrobes, central heating radiator, pendant lighting, carpeted flooring, space for freestanding bedroom furniture, sockets points and wall mounted tv point.

Bedroom Three 4.04m x 2.47m

Double bedroom with elevated loch and countryside views to the front. Large inbuilt wardrobe with plenty of storage space, central heating radiator, pendant lighting, carpeted flooring, socket points and ample space for freestanding bedroom furniture.

Family bathroom 2.82m x 1.63m

Three piece suite with Mira electric shower over the bath, WHB and WC. Tile effect wet wall panel splashbacks, extractor fan, Velux window to front, vanity shelving, pendant lighting, vinyl flooring, central heating radiator and towel rail.

Outside space

The well maintained grounds are on an elevated position with sloping front gardens adjacent to the driveway. Slabbed pathway and stone chipped borders to front and rear entrance with space for seasonal planters. To the side the greenhouse is positioned on a slabbed base, a timber shed is at top of garden, whirligig, refuse storage area and log store. A mixture of stock and timber fencing safely wraps the gardens making this the ideal space for children and pets.

Location

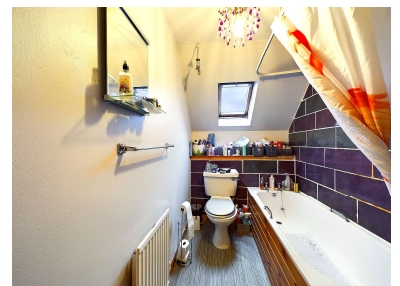
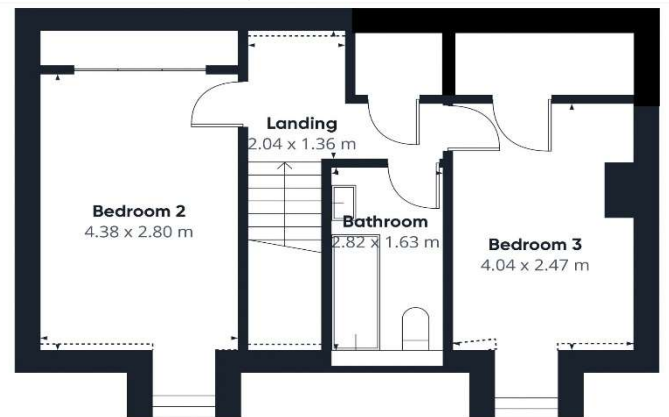
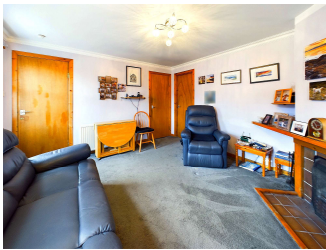
The property is a short walk away from the local Stagecoach Inn with a beer garden serving tasty food and drinks. The local community centre with post office, Loch Fyne Oysters, the tree shop and visitor information are 1 mile south towards Inveraray. Other attractions such as Fyne Ales Brewery and the Ardinglas estate are nearby. The nearby village of Strachur has the local primary school, Post Office and cafe, a retail service station, an excellent Medical Centre with an in-house pharmacy, and a vibrant Community Hall and Sports Pavilion. There are some great places to eat and drink in the area. Including the local tearoom, Creggans Hotel and Clachan Bar. A short distance away you will find places like Portavadie Marina, The Village Inn, Inver Cottage Restaurant, Brambles Bistro and The Loch Fyne Hotel and Spa. The main town of Dunoon is approx 18 miles along Loch Eck. Here you will find the main amenities like the local hospital, Grammar School, supermarkets, dentists and much more. The A83 & A82 provide access to central Scotland. Arrochar has a mainline rail station with a service to and from Glasgow city centre and a sleeper to London. The frequent Western Ferry car service between McInroy's Point and Hunters Quay provides travel to Glasgow and the west of mainland Scotland or alternatively, Argyll Ferries run from Dunoon to Gourock. The area offers much in the way of outdoor pursuits including cycle routes, challenging hill climbs, walks and several golf courses. The recently established Cowal Way stretches from Portavadie in the West and travels eastwards for 31 miles through some of the most dramatic and picturesque sea and landscapes in the west coast. The coastline of the Cowal Peninsula is fast becoming known as Argyll's secret coast by Welcome to Scotland. Sea, river and loch fishing are also available in the area as are a number of commercially-run shoots. Some of the local estates allow stalking by arrangement.

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