

2 Bedroom Terraced Cottage

Guide Price: £190,000

Newtown Cottage South, Newtown, Inveraray, Argyll, PA32 8UH

Rarely available, this charming traditional cottage occupies a prime position on the shores of Loch Fyne, enjoying superb loch views and access to the shoreline, just a few minutes' stroll from the historic town of Inveraray and its excellent range of amenities. Full of character and well presented throughout, this unique home. Comprises, Inviting open plan lounge kitchen and dining area, two double bedrooms and a contemporary shower room. Further benefits include oil central heating, multifuel stove, washing machine space under the stair, loft storage and broadband, 4G and digital television availability. To the rear, a private patio seating area leads towards attractive shared walled gardens with lawn, established planting and drying green. The garden also benefits from rear access to the Avenue, providing a convenient walking route to the Co-op, primary school and town centre. This rare find will appeal to a wide range of buyers.

EPC rating C70 - Council Tax Band A.







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Off road parking at the rear walled garden by agreement with the local landowner. Currently ran as a successful holiday let with the contents available by separate negotiation with the seller.

Open Plan Lounge/Kitchen/Diner 5.29m x 4.62m

Beautifully presented open plan living space providing a sociable layout. The lounge features an attractive multifuel stove, central heating radiators, wood effect flooring, alcove shelving, wall mounted TV point and comfortable space for freestanding furniture. The dining area accommodates a table and chairs, while windows to the front provide views towards Loch Fyne. The kitchen is fitted with stylish shaker style cabinetry, complementary worktops and tiled splashbacks, composite sink with mixer tap, electric oven, hob and extractor hood and integrated slimline dishwasher. Recessed ceiling spotlights illuminate the kitchen area, while the open plan arrangement creates a sociable setting. Large cupboard under the stairs offers space and plumbing for washing machine and household utility storage space. Glazed double doors open directly onto the rear patio, connecting the living space with the garden.

First floor

Carpeted staircase with handrail leading to the first floor accommodation. The landing provides access to both bedrooms and the shower room, with light neutral décor continuing throughout. Loft hatch access, soke alarm and ceiling lighting.

Bedroom One 3.79m x 2.62m

Attractive double bedroom with twin windows to the front provide lovely views across Loch Fyne and towards the surrounding hills, creating a particularly appealing outlook. Central heating radiator, carpeted flooring and ample space for freestanding bedroom furniture, pendant lighting and sockets. Good sized wardrobe with rail and shelving.

Bedroom Two 2.58m x 2.13m

Small double bedroom with carpeted flooring, pendant lighting, central heating radiator and window overlooking the rear gardens. Inbuilt wardrobe with rail and shelving.

Shower Room 1.69m x 1.69m

Stylish modern shower room fitted with a thermostatic quadrant shower enclosure, wall mounted vanity unit incorporating WHB, WC and heated towel rail. Decorative splashback tiling, recessed ceiling lighting, extractor fan and window to rear.

Grounds

To the rear of the cottage, glazed double doors from the open plan living area lead directly onto a private slabbed patio, providing an attractive seating area for outdoor dining and relaxing. Beyond the patio up the steps lies a delightful walled garden area with lawn, established shrubs, mature planting and a drying green. The lawn is divided either side between the two neighbouring cottages, with each property having its own designated section. The garden provides a peaceful setting with an appealing combination of greenery and traditional stone walls. A particularly convenient feature is the rear garden access onto the Avenue, offering a pleasant walking route to the Co-op supermarket, primary school and Inveraray town centre. Loch Fyne lies immediately across the road from the cottage, offering superb views and convenient access to the shoreline. Off road parking at the rear walled garden by agreement with the local landowner.

Location

The cottage occupies an enviable position on the Loch Fyne waterfront, within a few minutes' walk of Inveraray town centre. Renowned for its distinctive whitewashed buildings, historic architecture and picturesque setting, Inveraray is one of Argyll's most attractive towns. A selection of independent shops, cafés, restaurants, hotels, a primary school, post office and everyday amenities can be found locally, together with the renowned Inveraray Castle and Inveraray Jail. The surrounding area offers wonderful opportunities for walking, cycling, fishing, sailing and exploring the shores of Loch Fyne, while the nearby hills and woodland provide a scenic backdrop. Inveraray is also conveniently situated for travelling towards Lochgilphead, Oban and Glasgow, making it an appealing location for a permanent residence, holiday retreat or those seeking a change of pace.

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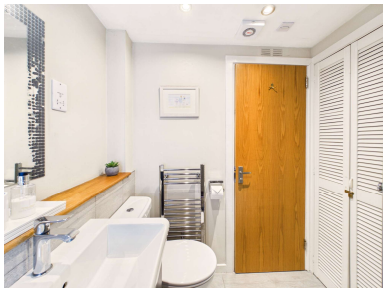



Kitchen / Living Area
4.62 x 5.29 m


Bedroom 1
3.79 x 2.62 m
Bedroom 2
2.13 x 2.58 m
Landing
1.07 x 0.85 m
Shower Room
1.69 x 1.69 m







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