



4 Auchoirk Cottage, Millhouse, Tighnabruaich PA21 2BT



In the Region of £100,000

- **Traditional stone built Semi-detached Cottage in rural location boasting superb views over Loch Ascog and surrounding hills.**
- **Sitting Room open-plan with Dining Area, Kitchen, Double Bedroom & Shower Room. Walk-in Storage Area.**
- **Multi-fuel burning stove providing partial Central Heating. Double Glazing.**
- **Compact grounds surrounded by pasture land.**
- **Refurbished to a high standard. Walk-in decorative order.**
- **Unique opportunity. Must be viewed to be appreciated.**

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Auchoirk Cottage offers a rarely available opportunity to purchase a tranquil rural retreat together with wonderful views. We understand fishing licenses are available for Loch Ascog. There is also a nine-hole golf course nearby. If you are looking for a property off the beaten track then this is an opportunity not to be missed but please note this property is approached by a pedestrian right of access via a farm track necessitating appropriate footwear

Through six bar gate, farm track rises up hillside and through pasture land to cottage. Double glazed entrance door opens onto Entrance Hallway.

ENTRANCE HALLWAY

Entrance Hallway gives access to Sitting Room/Dining Area, Kitchen and Shower Room. Timber lined ceiling. Overhead light. Tiled floor.

SITTING ROOM/DINING AREA

6.0m x 4.0m

Bright and charming Sitting Room with French Doors and window with deep sill to front offering outstanding views over surrounding countryside and Loch Ascog. The focal point of this room is the stone inglenook style fireplace with multi-fuel burning stove and back boiler providing partial central heating. Timber flooring. Two overhead lights and wall light. (Excluded from sale). Attractive staircase with carpet treads rises to Upper Floor. Timber and glazed door gives access to Hallway. light.

KITCHEN

3.5m x 2.9m

Spacious Kitchen with windows to rear and side offering stunning views. Oak effect wall and floor units with attractive tiling behind. Complementary work surface. Stainless steel sink, drainer and mixer taps. Halogen hob with extractor over. Built-in electric oven. Plumbed for washing machine. Overhead light fitment. Space for fridge/freezer. Tiled floor. Timber lined ceiling.

SHOWER ROOM

1.9m x 1.6m

White suite consists of W.C., wash hand basin and shower cubicle with electric shower. Opaque window to rear. Timber lined ceiling. Tiled floor. Overhead triple light fitment. Radiator. From Sitting Room open-plan with Dining Area, stairs rise to Landing.

LANDING

Spacious Landing with Velux window to front offering superb loch and hill views. Coombed ceiling. Two triple overhead halogen spotlight fitments. Access to Bedroom and walk-in storage area.

BEDROOM

5.6m x 3.5m

Large double Bedroom with Velux window to side again offering superb open loch and hill views. Coombed ceiling. Carpet. Triple overhead light fitment.

WALK-IN STORAGE AREA

Ample storage space also housing water tank and hot water cylinder. Velux window to front offering stunning views. Coombed ceiling. Carpet. Overhead light.

GARDEN GROUND

Garden Grounds are compact with ground to the front being laid mainly to grass bordered by a variety of herbaceous planting whilst the remaining ground comprises largely uncultivated grassy areas at present. Lean-to timber shed. Truly outstanding views are to be enjoyed from all areas of the Garden Grounds. Note: Some contents available by separate negotiation.

ENTRY

Negotiable

VIEWING

Strictly by appointment with the Selling Agents



TRAVEL

From Glasgow, head north and follow the A82 up Loch Lomond. At Tarbet, turn left onto the A83. At junction with A815, turn left again and follow this road to Strachur, then take the A886 signposted Tighnabruaich and Colintrave. After passing through Glendaruel (approximately 15 miles) bear right onto the A8003 signposted Tighnabruaich.

Alternatively, take the M8 and A8 west and the ferry from Gourrock to Dunoon. On arriving at either ferry terminal in Dunoon turn right following the shore road and at the T-junction, take the A815 north signposted Glasgow. Approximately four miles north of Dunoon turn left onto the B836 signposted Glendaruel and Colintrave. At the T-junction with the A886, turn left and proceed as above.

On entering the village of Tighnabruaich, turn left down the winding road which descends to the waterfront. At the waterfront, turn right, pass the shinty pitch on the left and continue forward up the hill. At the village shop/post office in Kames, turn right signposted Portavadie. Continue on the B8000 to the village of Millhouse bear right signposted Strachur. You will shortly notice our For Sale sign situated at a six bar gate on the left hand side with a passing bay almost opposite. Please do not park near the gate as the farmer may need access. Continue up the track road and over the hill, through pasture land (cattle may be grazing) where you will see Auchoirk Cottage ahead of you (approximately 500 metres).

NOTE

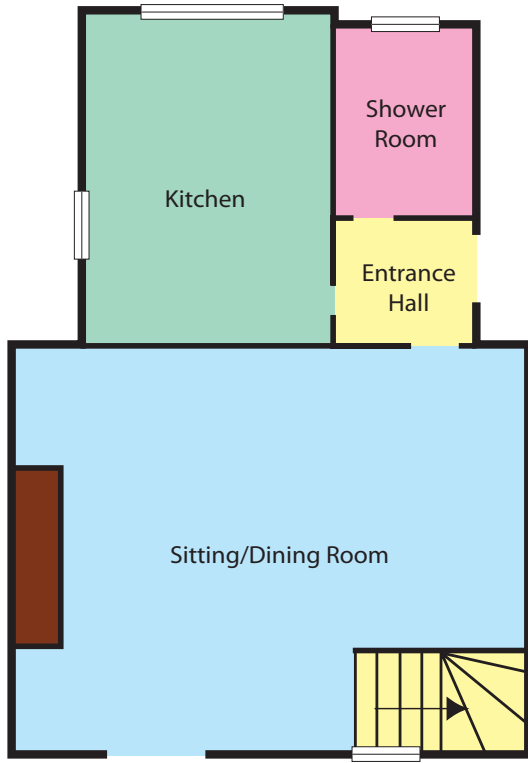
These particulars have been carefully prepared after due enquiry, but are provided as a guide only and measurements are approximate. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

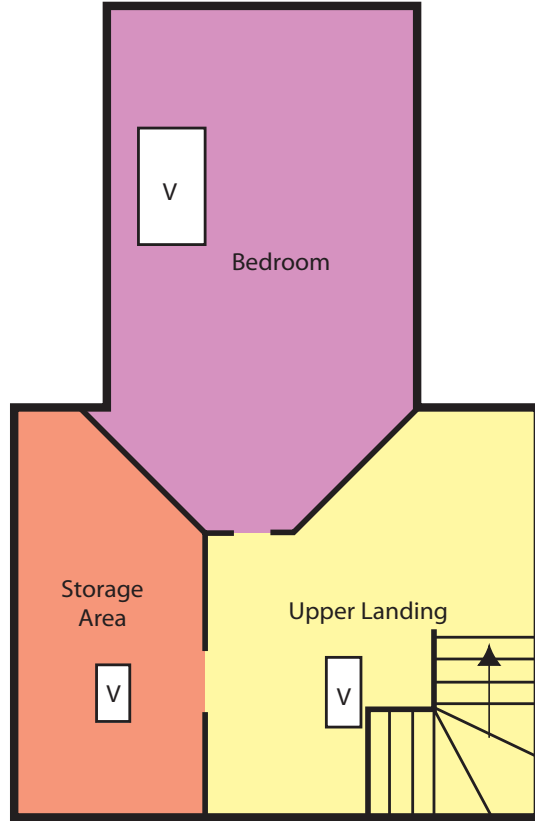
Scotland Property Online is the Estate Agency of Stewart & Bennett, Solicitors, 82 Argyll Street, Dunoon, Argyll PA23 7NJ Tel: 01369 704954 Fax: 01369 706695



Ground Floor



Upper Floor



Floor plans are indicative only - not to scale.

