



Forge Cottage, The Old Smiddy, Strachur PA27 8DG



Offers in the Region of £135,000

- ◆ Charming One and a half Storey property situated in sought after village location.
- ◆ Sitting Room, Dining Kitchen, Two Bedrooms, Shower Room and Bathroom.
- ◆ Exclusive Garden Grounds. Shared Parking.
- ◆ Double Glazing. Electric Heating.
- ◆ Tastefully presented home in walk-in decorative order.
- ◆ Viewing recommended.

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Spacious Mid Terraced Cottage situated in semi-rural village location only a few minutes drive away from the shores of Loch Fyne.

LOCATION

The Village of Strachur lies within the Cowal Peninsula on the Shores of Loch Fyne. The village offers a range of local amenities including Filling Station also providing a variety of provisions, Public House and Restaurant, Doctors' Surgery, Primary School. Dunoon, approximately 18 miles away, offers a wider selection of amenities including Supermarkets, Post Office, Restaurants, Primary and Secondary Schools, Leisure Centre and Library.

Double glazed front door gives access to Vestibule with storage cupboard, tiled floor, overhead light, electric panel heater and cloaks hanging area. Door gives access to Sitting Room.

SITTING ROOM 4.3M X 3.8M

Bright and cosy room with deeply recessed windows offering hill views to front. Carpet. Overhead light and three wall lights. Electric panel heater. Sitting Room may be accessed from either Lower Hallway or Vestibule.

LOWER HALLWAY

Lower Hallway provides access to Sitting Room, Dining Kitchen and Bathroom. Carpeted stairs lead to Upper Hallway. Understairs cupboard. Carpet. Overhead light. Electric panel heater.

DINING KITCHEN 4.4M X 3.7M

Spacious Dining Kitchen with windows to front offering hill views. Further window to rear overlooking Rear Garden. Cream wall and floor units incorporating display cabinets. Complementary work surface. Tiling behind units. Stainless steel sink with middle bowl, drainer and mixer tap. Plumbed for washing machine and dishwasher. Built-in electric oven. Halogen hob with extractor hood over. Integrated fridge and freezer. Carpet. Eyeball spotlights. Electric panel heater.

BATHROOM 2.7M X 2.0M

Cream suite comprises bath, wash hand basin and W.C. Opaque window to rear. Slightly coombed ceiling. Extractor. Heated towel rail. Medicine cabinet. Tiling around bath. Vinyl floor covering. Overhead light. Electric panel heater.

Carpeted stairs with handrail rise to Upper Hallway.

UPPER HALLWAY

Upper Hallway gives access to Master Bedroom, Bedroom Two and Shower Room. Window to rear. Carpet. Overhead light.

MASTER BEDROOM 3.9M X 3.7M

Spacious bedroom with window to front offering lovely hill views. Further window to rear offering views over Back Garden. Partial coombed ceiling. Built-in wardrobes with small hatch to Loft. Carpet. Overhead light. Electric panel heater.

BEDROOM 2 4.0M X 3.3M

Further spacious Bedroom with window to front offering hill views. Partial coombed ceiling. Overhead light. Electric panel heater.



SHOWER ROOM 2.1M X 3.2 M (BOTH AT WIDEST)

White suite comprises tiled shower cubicle, wash hand basin and W.C. Opaque window to front. Partial wall tiling. Vinyl floor covering. Overhead light. Heated towel rail. Vanity mirror and light incorporating shaver socket. Hatch to Loft. Extractor.

SHARED PARKING AREA

Parking Area to front of property is shared with owner of attached property Blacksmith's Cottage.

GARDEN GROUNDS

Garden ground to front of Forge Cottage comprises variety of planted beds.

Garden ground to rear of Forge Cottage is laid mainly to grass. Small sheltered Patio Area with door to Dining Kitchen.

ENTRY

Negotiable.

VIEWING

Strictly by arrangement with the Selling Agents.

TRAVEL

Travellers from Glasgow can reach the village by road taking the scenic route along the banks of Loch Lomond to Arrochar and then over the Rest and Be Thankful and along the A815 to Strachur. Alternatively, Dunoon provides a gateway to the area with Caledonian MacBrayne and Western Ferries offer regular sailings from Dunoon to Gourock.

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
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Floor plans are indicative only - not to scale.