

STEWART & BENNETT

SOLICITORS

Letters Farm, Strathlachlan, Strachur, PA27 8BZ



Offers Over £200,000

- Letters Farm is a traditional 1 1/2 storey stone built semi-detached property, situated close to the shores of Loch Fyne in a much sought after area of Argyll.
- Accommodation comprises large sitting room offering partial views of Loch Fyne. Kitchen/dining, utility room, three bedrooms, W.C., family bathroom and work shop.
- Mixed glazing, Oil central heating, EPC: E. Council Tax band: D.
- Large ground with mature trees. Polytunnel for the keen gardener to grow their own produce, shed. Off road parking.
- Property would benefit from modernisation. Great opportunity for those looking for a renovation project.
- Early Viewing recommended.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Letters Farm is a traditional 1 1/2 storey stone built semi-detached property, situated close to the shores of Loch Fyne in a much sought after area of Argyll. Accommodation comprises large sitting room offering views of Loch Fyne, Kitchen / dining, utility room, three bedrooms, W.C., family bathroom and workshop Good size ground to rear with mature trees. Polytunnel for the keen gardener to grow their own produce. Off road parking. Mixed glazing, oil central heating, EPC: E. Council Tax: D.

Strachur offers Post Office / Shop / Cafe, the Strachur Medical Practice offering GP services. Strachur Primary School and petrol filling station with convenience store. The Creggans Inn Hotel / bar and restaurant and Clachan Bar. Pontoon/moorings at "Strachur Bay Moorings Association". Property would benefit from modernisation. Great opportunity to upgrade this dwelling in a much sought after area. Viewing essential.

Entrance Vestibule

Door opens into hallway. Hallway gives access to bedroom 1/study, W.C and kitchen/dining.

Kitchen Dining Room

5.00 m x 4.00 m / 16'5" x 13'1"

Window to side. Older style, grey wood effect, wall and floor units. Stainless steel sink and drainer. Space for slot in electric cooker with extractor over. Space for a dining table. Overhead light and radiator. Door gives access to utility room.

Utility Room

5.50 m x 3.00 m / 18'1" x 9'10"

Window to rear. White wall and floor units, stainless steel sink. Complementary work surface. Plumbed for washing machine or dishwasher. Room houses boiler. Door gives access to small outside area which gives access to Workshop.

Workshop

5.50 m x 3.50 m / 18'1" x 11'6"

Workshop can be accessed from utility room or gate to rear of property. Strip light and window to rear.

Bedroom 1

5.00 m x 2.50 m / 16'5" x 8'2"

Window to front and side. Bedroom 1 is on ground floor which could be used as study or bedroom.

WC

2.00 m x 1.00 m / 6'7" x 3'3"

W.C., wash hand basin. Vinyl floor covering, overhead light.

Sittingroom

6.50 m x 5.00 m / 21'4" x 16'5"

Generous size room on upper floor offering views of Loch Fyne and hills beyond. Coombed ceiling, double doors open onto balcony. Windows to both sides of room. Carpet. Two overhead lights and radiator.

Bedroom 2

4.50 m x 2.50 m / 14'9" x 8'2"

Bedroom 2 on upper floor. Window to front and Velux to rear. Carpet, overhead light and radiator.

Bedroom 3

3.50 m x 2.00 m / 11'6" x 6'7"

Bedroom 3 on upper floor. Window to rear. Room offers wash hand basin. Carpet, overhead light and radiator.

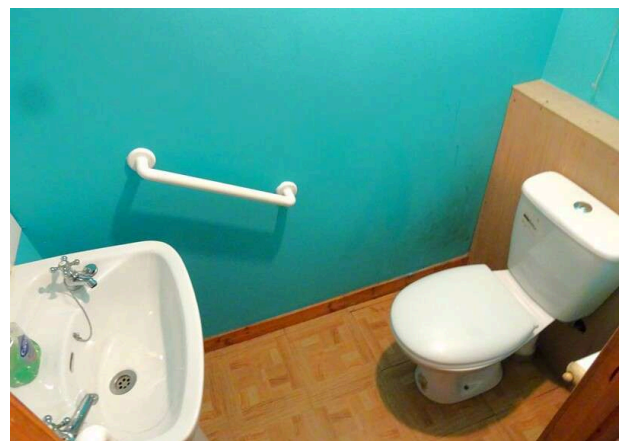
Bathroom

3.00 m x 2.00 m / 9'10" x 6'7"

Velux window to front. Suite comprises W.C, integrated wash hand basin and bath with shower over. Partial tiling round bath and sink area. Part wood effect flooring and carpet. Overhead light and radiator.

Outside

Good size ground to rear offering mature woodland grounds. Polytunnel for keen gardeners. Off road parking.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

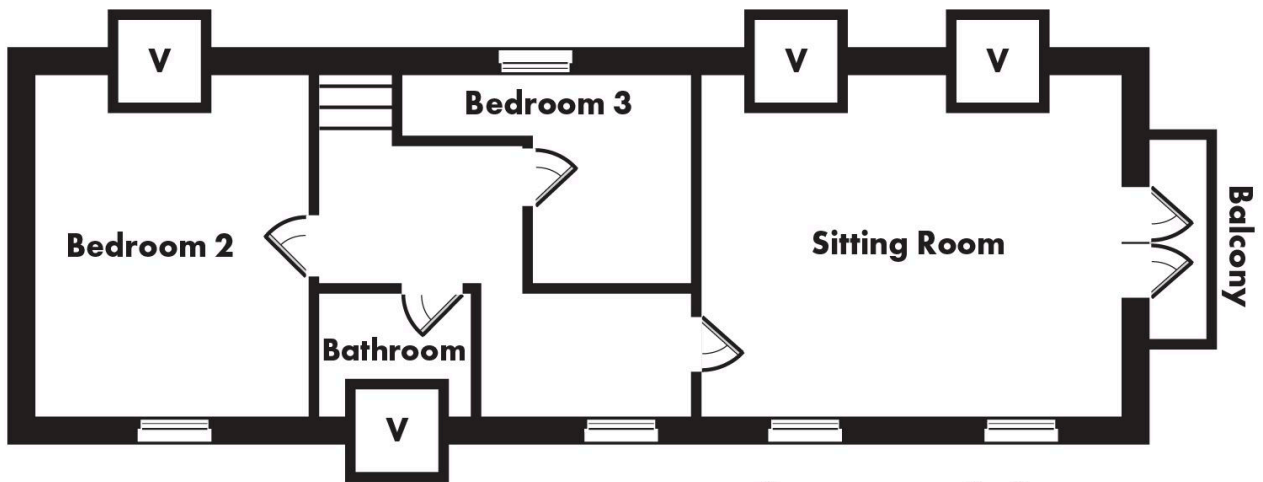
TRAVEL
Strachur sits on the shores of Loch Fyne in a area of outstanding natural beauty. The village may be approached from Dunoon by the A815 or by the A83 from Glasgow passing Loch Lomond and The Rest and Be Thankful then the A815. Western Ferries operate a regular vehicular ferry service between Hunter's Quay (Dunoon) and McInroy's Point. Caledonian MacBrayne Ltd operate a passenger only ferry service between Dunoon breakwater and Gourock Pier with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may also be reached by road via the A83 from Glasgow. From Dunoon take the A815 sign posted Strachur. Continue on main road until you enter Strachur, at bottom of hill take the left road onto A886. Turn 2nd left at bottom of hill onto the A886. Continue along shore road until you reach the sign for Strathlachlan. Letters Farm is on left hand side just past the sign.

NOTE
These particulars have been carefully prepared after due enquiry, but are provided as a guide only. 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 are invited in the style of the Scottish Standard Clauses (Edition 5) 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.

Stewart & Bennett, Solicitors,
82 Argyll Street, Dunoon, Argyll PA23 7NJ





Floor plans are indicative only - not to scale.

