

STEWART & BENNETT

SOLICITORS

3 Lamont Lodges, Rashfield, Dunoon, PA23 8QT



Offers Over £129,000

- Detached three bedroom lodge situated in Lamont Lodges, which lies within the boundary of Scotland's first National park and is located adjacent to the picturesque Puck's Glen and close to Benmore Gardens, as well as its much sought after tranquil location.
- The lodge has been upgraded with new flooring, joists replaced Insulated and infer-red heating installed. Lodge comes with local fishing and hunting rights
- Accommodation comprises sitting room, dining kitchen, three bedrooms and shower room.
- Double glazed. Infer-red heating. Broadband. EPC: F.
- Private parking.

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www.stewartbennett.com

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DESCRIPTION

Detached three bedroom lodge situated in Lamont Lodges, which lies within the boundary of Scotland's first National park and is located adjacent to the picturesque Puck's Glen and close to Benmore Gardens, as well as its much sought after tranquil location. The lodge has recently been refurbished with Infrared heating system, new flooring, water tank and joists replaced. It has also been Insulated and a modern style kitchen added. Accommodation comprises sitting room with vaulted roof, dining kitchen, three bedrooms and shower room. Double glazed. Infer-red heating. Broadband. EPC: F. Private parking area. Lodge comes with local fishing and hunting rights.

Surrounded by ancient woodland, close to Loch Eck and the Holy Loch and is just a short drive away from Dunoon and all the amenities the town has to offer. Bute, the Arrochar Alps, Loch Awe, Loch Etive, Tighnabruich, Inveraray and Loch Lomond can be reached by car or ferry, offering great day trips and spectacular journeys through some of Scotland's most romantic, scenic and dramatic landscapes.

Site fees around £800.00 per year. Ideal buy for holiday lets.

Excellent holiday home.

Entrance Vestibule

Veranda gives access to door.

Kitchen Dining Room 4.20 m x 2.80 m / 13'9" x 9'2"

Window to front and side. Modern style white wall and floor units. Complementary work surface, stainless steel sink and drainer. Electric hob with built-in oven under. Plumbed for dishwasher. Space for under counter fridge and dining table. Wood effect flooring, electric heater, overhead light in dining area, spot track in kitchen.

Sitting room 5.00 m x 3.60 m / 16'5" x 11'10"

Window to front and large picture window to side offering views of the woodland surroundings. Good size room, storage cupboard. Wooden flooring, overhead light and electric wall heater.

Bedroom 1 3.00 m x 3.00 m / 9'10" x 9'10"

Double room with window to side. Built in wardrobe, wood effect flooring, overhead light and electric wall heater.

Bedroom 2 3.50 m x 2.00 m / 11'6" x 6'7"

Further double room with window to side and rear door. Built-in wardrobe, wood effect flooring, overhead light and electric wall heater.

Bedroom 3 3.60 m x 2.80 m / 11'10" x 9'2"

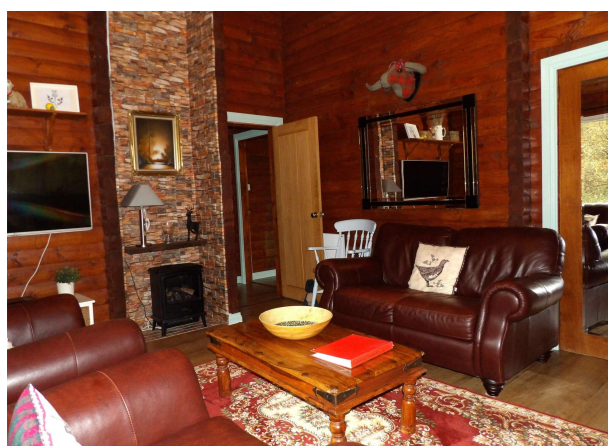
Window to side and door to rear. Built-in wardrobe, wood effect floor covering and electric wall heater.

Shower Room 2.50 m x 1.50 m / 8'2" x 4'11"

Good size room with opaque window to side. W.C., wash hand basin and shower cubicle. Vinyl floor covering, overhead light and electric towel rail. Open-plan area which is plumbed for washing machine and offers a storage cupboard.

Outside

Private parking space. A raised area, at the front door, provides space for sitting outside to enjoy the surroundings.



Reference: E500564



ENTRY
Negotiable

VIEWING
Tel: 01369 704954

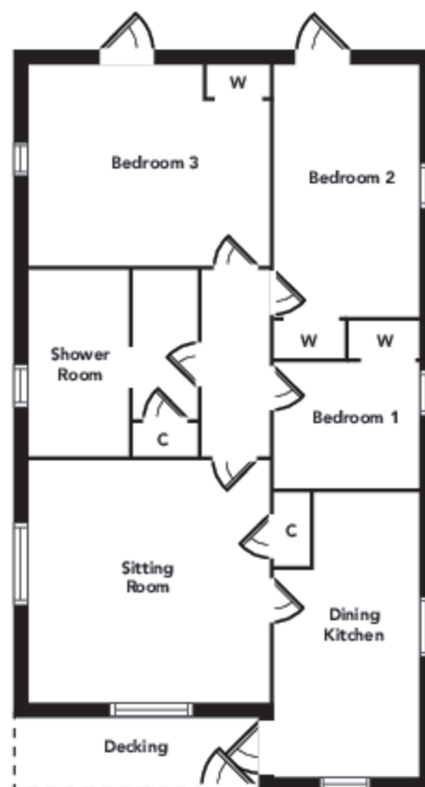
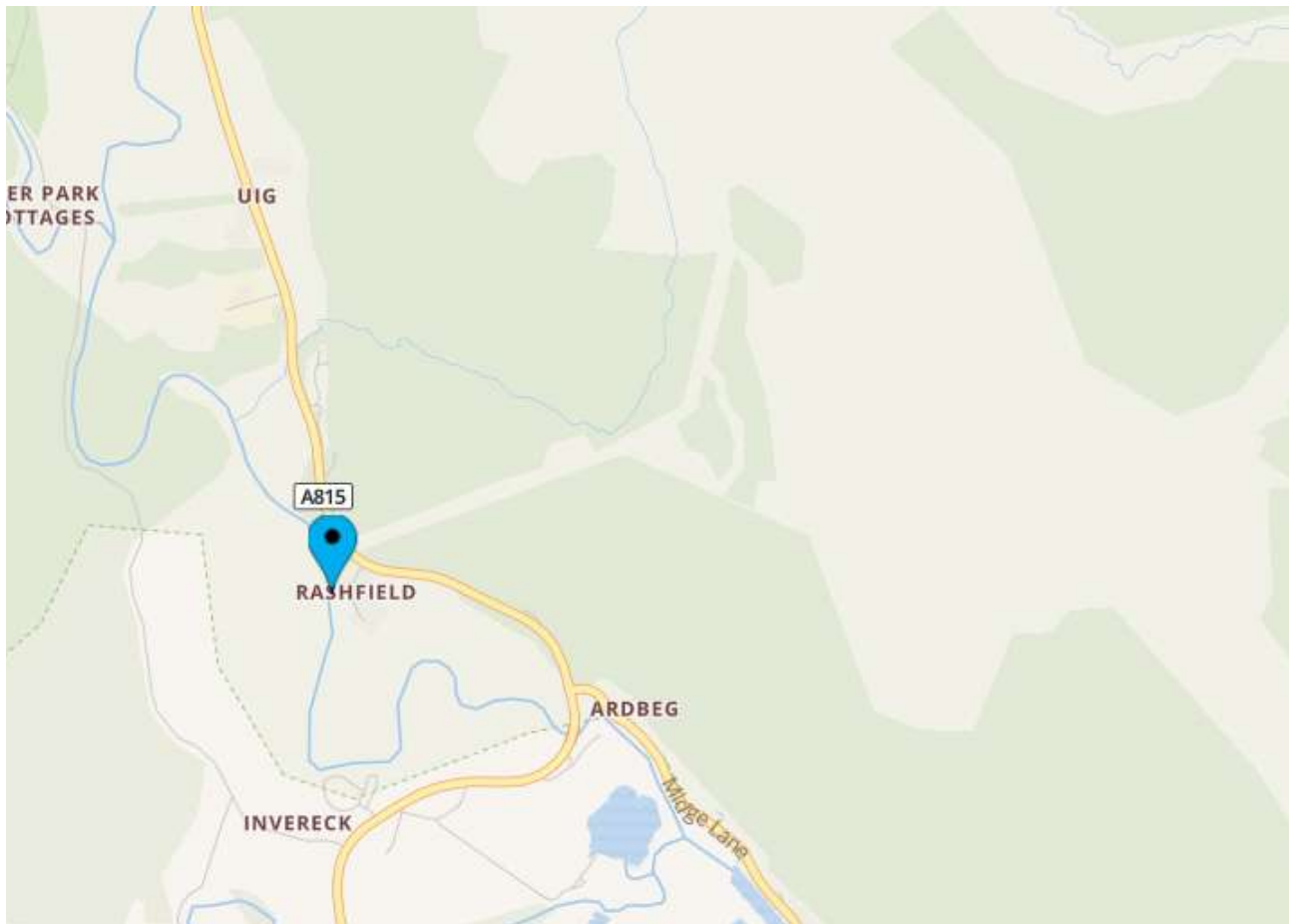
TRAVEL
3 Lamont lodges is located approximately 6 miles from Dunoon on the A815. Regular bus services run between Dunoon and more outlying areas. Pedestrian ferry services are provided by Argyll Ferries between Dunoon and Gourock with onward train connection to Glasgow Central Station. Vehicular ferry services are provided by Western Ferries between Hunters Quay(Dunoon) and McInroys Point (Gourock) providing easy access by car to Glasgow and surrounding areas. Nearby places. Puck's Glen is connected to the forest trails of Benmore. You can start some of the longer trails from either Benmore or Puck's Glen car parks. A forest road also connects with Kilmun Arboretum the south and Loch Eck the north (these routes are not way marked and you will need an OS map to follow them). All these places are part of the Argyll Forest Park, which has eight more fabulous forests to discover. Benmore Botanic Garden is just one mile (1.6 km) to the north, along the road towards Loch Fyne. It has a magnificent collection of trees and other plants in a dramatic setting.

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 6) 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.

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Floorplans are indicative only - not to scale
Produced by Plushplans 