



Kilbridemore Cottage

Glendaruel, PA22 3AB

Offers over
£325,000

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Corrigall Black are proud to present to market 'Kilbridemore Cottage', a truly special property situated in the highly sought-after location of Glendaruel, enjoying an elevated position that perfectly captures the breathtaking surrounding scenery and takes full advantage of the landscape. Set within substantial garden grounds, the property boasts uninterrupted panoramic views across the rolling hills and ever-changing scenery that the seasons provide, offering a true sense of tranquillity and escape. An access road through a beautiful natural setting leads directly to the property. Stairs to the front of the property rise to the main entrance, the cottage immediately welcomes you with warmth and character. On entering the lounge, a calming atmosphere embraces you and is enhanced by the multifuel burner, which is the main heating source for the cottage and is a warming focal point for cosy evenings in this relaxation haven. Natural wood flooring features throughout many of the rooms, complementing the cottage's rustic charm. The large double glazed windows frame the spectacular views of the surrounding landscape. The spacious dining-sized kitchen can be accessed from the lounge and is perfectly designed for family living and also offers a wonderful location for entertaining, fitted with floor-standing units which offer a good range of storage options, a double sink, and a range style cooker offering generous cooking capacity. The kitchen is an inviting space and is flooded with natural light from the dual-aspect windows that beautifully bring the outdoors in. Situated just off the kitchen are two further rooms ideal for use as a utility/pantry storage or, as located next to the side access door, it could also be used as a cloakroom to store outdoor clothing and shoes before entering the kitchen. The accommodation further comprises three well-proportioned double bedrooms positioned beside the fully modernised family bathroom. The front facing bedroom enjoys particularly stunning uninterrupted views over the surrounding hills creating a peaceful retreat to wake up to each morning. Externally the garden grounds offer endless opportunities for gardening or simply embracing the peaceful outdoor space. An additional large shed is located to the side of the property. While enjoying a wonderful rural setting the cottage remains within easy reach of local amenities. Corrigall Black anticipate a high level of interest in this rarely available cottage in a truly special location and presented in walk-in condition. We anticipate a high level of interest therefore to avoid disappointment and to fully appreciate this beautiful character-filled cottage, we recommend early viewing of the location and change of lifestyle this special cottage has to offer.





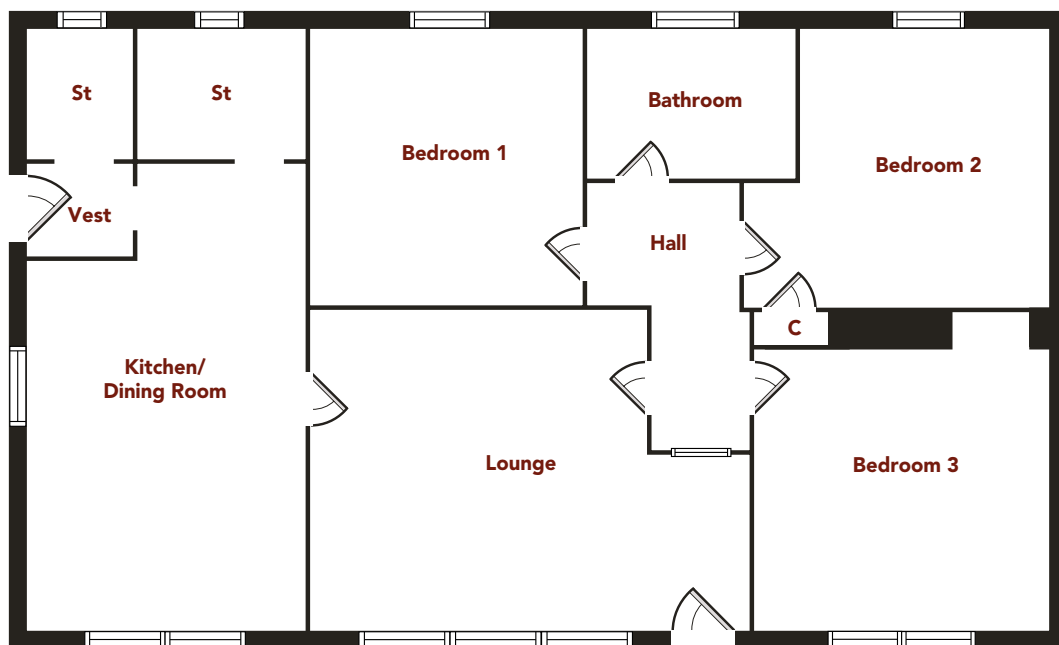
Location

Glendaruel is a quiet Glen located in the Cowal Peninsula of Argyll and Bute. Sitting north of Loch Riddon occupied by the River Ruel, with its main settlement being the Clachan of Glendaruel. Approximately a 30 minute drive To Dunoon and under two hours drive from Glasgow depending on the route taken and can be reached by scenic roads. The rural valley makes up part of Loch Lomond and Cowal Way. The glen boasts woodlands, walking trails and native wildlife ideal for those with a love of the great outdoors.



Measurements

Hallway	3.5 m X 1.9 m / 11'6" X 6'3" A.W.P
Lounge	5.4 m X 3.9 m / 17'9" X 12'10" A.W.P
Dining Kitchen	5.8 m X 3.3 m / 19'0" X 10'10" A.W.P
Bedroom 1	3.2 m X 3.1 m / 10'6" X 10'2" A.W.P
Bedroom 2	3.6 m X 3.3 m / 11'10" X 10'10" A.W.P
Bedroom 3	3.8 m X 3.6 m / 12'6" X 11'10" A.W.P
Pantry	1.9 m X 1.8 m / 6'3" X 5'11" A.W.P
Bathroom	2.5 m X 1.8 m / 8'2" X 5'11" A.W.P
Cloakroom	1.8 m X 1.3 m / 5'11" X 4'3" A.W.P



Floorplans are indicative only - not to scale



Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.

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 **Corrigan Black**