



## Chalet

Burnfoot Cottage, Burnfoot of Ross Farm, Arden, Alexandria, G83 8RD

**Offers Over £180,000**



**properties**

Solicitors and Estate Agents









## Description

Situated within the stunning Loch Lomond & The Trossachs National Park, Burnfoot Cottage forms part of an exclusive site of 15 chalets at Arden collectively known as the Burnfoot Hutterers Community. The chalets date back to the 1930s and are positioned beside Burnfoot Farm just a short walk from the shores of Loch Lomond and the Jetty to Inchmurrin Island.

The chalet owners formed Burnfoot Hutterers Community Company, (BHCC), in 2017 and bought the land from Luss Estates that same year. BHCC is the land owner and each chalet owner is a 1/15th shareholder of the company. Each chalet owner leases back their respective site on a 95 year lease at £1 per annum with approximately 92 years remaining. There are currently annual maintenance fees of £201.00 and each chalet pays their own electricity and water rates. Owners require to abide by the Articles of Association of the Company which prohibits the use of the chalets for holiday lets. Services connected are electricity and mains water supply and there is a shared septic tank.

Burnfoot Cottage was re-built in 2017/2018 and offers stylish and cosy accommodation to suit a variety of buyers. This chalet has an enviable position opposite the old farm buildings and is the first on your right as you enter the site. It sits on an excellent plot with broad gravel driveway/gardens to front affording off street parking for 2-3 vehicles enclosed by timber fencing, hedging and gates. There is access along either side of the chalet and to the rear is a small low maintenance garden suitable for sitting out and with space for log store.

Internally this property is beautifully presented, the open plan lounge/kitchen/diner making an immediate impression as you enter. This fantastic living space provides a comfortable area to relax and entertain. A broad window formation to the front lends light and the focal point of this room is the log burner which is both a practical and aesthetically pleasing feature. To the far end is the kitchen area fitted with high gloss units and worktops incorporating an electric oven & hob with an extractor chimney above. The sink and draining board sit beneath a window to the side elevation and the free standing fridge freezer is also included in the sale.

There are three good sized double bedrooms all of similar proportion. Bedrooms one and two are accessed from the living space and have window formations to the front and side respectively. A ceiling hatch with pull down ladder is found in bedroom two and provides convenient access to the partially floored attic space. A rear hall offers a handy space for storing coats and footwear with back door to the outdoor space. Bedroom three is found off this hall as is the shower room which has stylish decor, broad shower cubicle, wc and wash hand basin. A window to the rear of this rooms lends natural light.

The windows and doors are PVC units with double glazing. Heating is by way of the log burner and also modern electric wall heaters in the lounge and rear hallway with electric towel rail in the shower room. Hot water is understood to be provided by compact electric water heaters beneath the kitchen sink and in the shower room.

This property is situated within Arden, Alexandria approximately 40 - 50 minutes drive north of Glasgow City Centre. Balloch, Helensburgh and Dumbarton are all a short drive away and offer a wide selection of shops, cafes and restaurants. There are a host of outdoor pursuits available on your door step including walking routes, the Loch Lomond Cycle Path and not to mention a variety of watersports on Loch Lomond. Other notable nearby landmarks include Inchmurrin Island, The Carrick Golf Club, Loch Lomond Golf Club, Duck Bay Marina and Cameron House Hotel. This property would also be ideal as a base for those travelling further northwards to explore the Highlands & Islands.

Due to the nature of the construction it is unlikely that the property would be considered as suitable security for normal lending purposes.

## Room Dimensions

Rear hall	3.02 m x 1.65 m / 9'11" x 5'5"
Lounge/dining/kitchen	5.49 m x 4.50 m / 18'0" x 14'9"
Bedroom 1	3.43 m x 2.39 m / 11'3" x 7'10"
Bedroom 2	3.35 m x 2.39 m / 11'0" x 7'10"
Bedroom 3	3.07 m x 2.72 m / 10'1" x 8'11"
Shower Room	1.85 m x 2.41 m / 6'1" x 7'11"

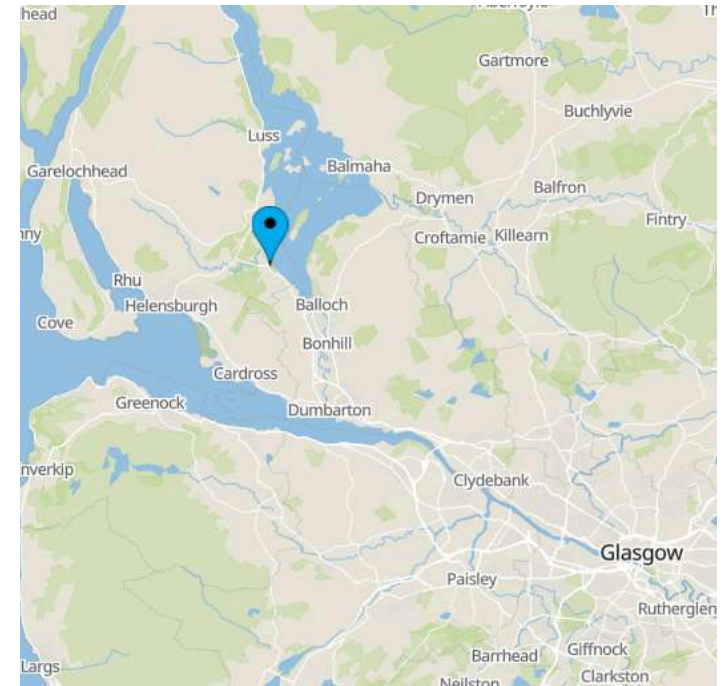
## EPC: D

## Features

- Exclusive site of 15 chalets
- Beautiful setting within Loch Lomond & The Trossachs National Park
- Host of outdoor pursuits on your doorstep
- Three bedrooms & excellent living space
- Stylish decor, modern fixtures & fittings
- Off street parking



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

From Glasgow proceed north on the A82 towards Balloch. At the Stonymollan Roundabout continue northwards on the A82 signposted for Crianlarich & Tarbet. Continue passing Cameron House Hotel and Duck Bay Marina and on to the Arden Roundabout. Take the third exit (right) signposted for Inchmurrin Island and then turn left following signs for Burnfoot Farm. This property is a short distance along the right hand side.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

**Property Manager:** Iain Macmillan • Telephone: **0141 331 0741**

**Email:** [iain@prp-legal.co.uk](mailto:iain@prp-legal.co.uk)

**Kensington House, 227 Sauchiehall Street, G2 3EX** F: 0141 332 6847  
**1242 Shettleston Road, Shettleston, G32 7PG** F: 0141 763 1948

For further information:

Or to view this property please call:

**0141 331 0741**



**properties**  
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

#### DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ESPC Ref: E483702

