



## Birchbank Cottage

Lochawe | Argyll | PA33 1AW

Guide Price £425,000

**Fiuran**  
PROPERTY



# Birchbank Cottage

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Perched on the edge of Loch Awe and with breathtaking views, Birchbank Cottage is a spacious detached House with 4 Bedrooms and sizeable deck with glazed balcony to the front.

Special attention is drawn to the following:-

## Key Features

- Immaculately presented detached family Home
- Perched on the edge of Loch Awe, with panoramic views
- Porch, Hallway, Kitchen/Diner, Lounge, Utility Room, WC
- 4 Bedrooms, En Suite, Jack & Jill Bathroom, Shower Room
- Excellent storage including built-in wardrobes
- Blinds, flooring & range of white goods included in sale
- Modern features, including ceiling downlights
- Fully double glazed
- Effective electric heating throughout
- Large deck to the front, with glazed balcony
- Garden ground to the side and front
- 2 timber garden sheds
- Private parking for several vehicles



Perched on the edge of Loch Awe and with breathtaking views, Birchbank Cottage is a spacious detached House with 4 Bedrooms and sizeable deck with glazed balcony to the front.

The ground floor accommodation comprises entrance Porch at the rear, leading into a spacious Hallway with stairs rising to the first floor, modern fitted Kitchen/Diner with a range of white goods, Utility Room, bright & spacious Lounge with glazed doors leading to the decking, a double Bedroom, Shower Room, and WC.

The first floor offers 3 further Bedrooms, an En Suite Bathroom, and a Jack & Jill Bathroom. There is also access to an insulated Loft.

Immaculately presented throughout, Birchbank Cottage benefits from effective electric heating and double glazing throughout. The large garden is mainly laid to lawn and houses 2 timber sheds. A gravelled driveway provides private parking.

### APPROACH

Via shared driveway, into the private parking area to the rear & sides of the property, and entrance at the rear into the Porch.

### PORCH 2.4m x 2m

With window to the rear elevation, radiator, coat hooks, tiled flooring, and glazed door leading to the Hallway.

### GROUND FLOOR: HALLWAY

With staircase rising to the first floor, radiator, built-in cloak cupboard, fitted carpet, and doors leading to the Kitchen/Diner, Lounge, Bedroom One, Shower Room, Utility Room, and WC.

### KITCHEN/DINER 7.4m x 4.6m (max)

Recently fitted with a range of modern base & wall mounted units, wooden work surfaces & breakfast bar, sink & drainer, Respatex style splash-backs, built-in double oven, ceramic hob, extractor hood, integrated fridge/freezer, dishwasher, 2 radiators, wood effect flooring, space for dining furniture, windows to the rear & side elevations, and glazed French doors leading to the decking.

### LOUNGE 6m x 5.4m (max)

With windows to both side elevations, 2 radiators, fitted carpet, and large glazed sliding doors leading to the decking.

### BEDROOM ONE 4m x 3.4m

With windows to the front & side elevations, radiator, and fitted carpet.





**SHOWER ROOM** 2.3m x 2m (max)

With modern white suite comprising WC & wash basin, shower enclosure with electric shower, radiator, tiled walls & flooring, and window to the side elevation.

**UTILITY ROOM** 3.4m x 2.6m (max)

Fitted with a range of base & wall mounted units, worktop, sink & drainer, tiled splash-backs, ceiling pulley, washing machine, tile effect flooring, and windows to the rear elevation.

**WC** 1.8m x 1.2m

With modern white suite comprising WC & vanity wash basin, radiator, tiled flooring, and window to the rear elevation.

**FIRST FLOOR: UPPER LANDING**

With Velux style window to the rear elevation, radiator, built-in cupboard (housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four, and the Jack & Jill Bathroom.

**BEDROOM TWO** 4.7m x 4.15m (max)

With window to the side elevation, radiator, built-in wardrobe, walk-in wardrobe, fitted carpet, eaves storage, door leading to the Jack & Jill Bathroom, and glazed French doors leading to a Juliet balcony.



**JACK & JILL BATHROOM** 2.8m x 2.3m

With modern white suite comprising bath, WC & wash basin, shower enclosure with mixer shower, radiator, tiled walls & flooring, and Velux style window to the rear elevation.

**BEDROOM THREE** 4.8m x 3.55m

With 2 Velux style windows to the front elevation, radiator, eaves storage, and fitted carpet.

**BEDROOM FOUR** 4.75m x 4.6m (max)

With radiator, built-in wardrobe, fitted carpet, eaves storage, door leading to the En Suite Bathroom, and glazed French doors leading to a Juliet balcony.

**EN SUITE BATHROOM** 2.7m x 1.9m

With modern white suite comprising bath, WC & wash basin, shower enclosure with mixer shower, radiator, tiled walls & flooring, and Velux style window to the rear elevation.

**GARDEN**

Mainly laid to lawn with an array of shrubs/trees, the garden surrounds the property, and slopes down at the bottom to an area which houses a timber shed and garden bench, ideally placed to take in the wonderful views. The real feature of this property, however, is the large, decked area with glazed balcony to the front. There is a drying green and further garden shed to the side, along with a gravelled parking area. There is additional parking to the rear & other side of the property.





## Birchbank Cottage, Lochawe



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water & electricity.  
Drainage to private septic tank.

**Council Tax:** Band F

**EPC Rating:** C78

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Lochawe village has a well-stocked general store with Post Office facilities, and the Ben Cruachan Inn, a popular restaurant with bar. There is a railway station where the Glasgow-Oban train stops for passengers wishing to travel in either direction. There is also a regular bus service to and from Oban to Glasgow. The town of Oban is approximately 24 miles to the west, where a full range of services and amenities can be found.

## DIRECTIONS

From Oban, take the A85 Glasgow road. Pass through the villages of Connel and Taynuilt. Upon reaching Lochawe, Birchbank Cottage is the first house on the right (take the first exit on the right before reaching St Conan's Kirk).

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Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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