



PRETTY REFURBISHED LOCK KEEPER'S COTTAGE ON THE CRINAN CANAL

ARDMALEISH HOUSE

LOCK 13, CAIRNBAAN, LOCHGILPHEAD, PA31 8SQ

savills

PRETTY REFURBISHED LOCK KEEPER'S COTTAGE ON THE CRINAN CANAL

ARDMALEISH HOUSE

LOCK 13, CAIRNBAAN, LOCHGILPHEAD,
PA31 8SQ

Sitting room ♦ kitchen/dining room ♦ utility room ♦ WC
♦ 2 double bedrooms ♦ bathroom ♦ studio ♦ fuel store ♦ garden
♦ EPC rating = F

Lochgilphead: 3 miles, Oban: 36 miles, Glasgow: 93 miles

Directions

From Glasgow follow the M8 westbound over the Erskine Bridge and take the A82 signposted Crianlarich. Follow the A82 up Loch Lomond and at Tarbet take the A83, travelling through Inveraray to Lochgilphead. Proceed through Lochgilphead and turn right at the mini roundabout onto the A816. Turn left at the signpost for Cairnbaan on to the B841 and at the Cairnbaan Hotel, without crossing the canal, continue along the south bank to Lock 13 where Ardmaleish House can be found.

Situation

Ardmaleish House is a former lock keeper's cottage on the bank of the Crinan Canal. Opened in 1801, the canal stretches nine miles, from Ardrishaig on Loch Fyne to Crinan on the Sound of Jura, and provides a shortcut from the Firth of Clyde to the Western Isles. There are 15 locks in the nine mile stretch of water and every year between 2,000 and 3,000 vessels, mostly pleasure craft, use the canal. Four of the locks are at Cairnbaan and it is at this point that the canal reaches its summit of 68 feet above sea level. Moorings are offered on the canal and the established boating centres of Crinan, Tayvallich, Ardfern and Craobh Haven are all within easy reach. Cairnbaan is not only notable for its breathtaking scenery but also for the Cairnbaan Hotel and Crinan Hotel which take full advantage of this wonderful scenery.

Lochgilphead (3 miles) is the main centre of mid Argyll and offers a variety of amenities and shops including a sports centre, hospital, library and the main primary and secondary schools. The headquarters of Argyll and Bute Council are also in Lochgilphead. The surrounding area offers some of Scotland's prettiest walks, pre-historic sites in Kilmartin Glen, challenging climbing, excellent fishing and, of course, testing sailing waters.



Description

Ardmaleish House is a former lock keeper's cottage at Lock 13 on the bank of the Crinan Canal. It dates from the early 19th century and may have been built, as most lock keeper's cottages on the Scottish canals were, to a standard design by Thomas Telford. It is beautifully presented with fresh neutral decor, wooden flooring on the ground floor and contemporary sanitaryware.

The two storey detached cottage is accessed through a timber clad porch from where a door opens into the dining area of the kitchen. The kitchen dual facing windows, a window seat and French doors opening to a gravelled seating area to the side of the house. The sitting room is dual aspect and has a recessed wood burning stove set on a slate hearth and a partly shelved, arched alcove. Behind the kitchen there is a small internal hall off which are a wc and a utility room. Upstairs, accessed by a stair from the dining area there are two double bedrooms, both front facing and with arched, partially shelved, alcoves. The recently refitted bathroom has a basin set in a storage unit, a bath, a concealed WC, a towel radiator and a tiled floor. A separate studio room on the gable of the house is accessed from outside and provides the opportunity to work from home.

Outside

The front garden is lawned, with a stone slabbed path leading from the gravelled drive past the seating area and along the front of the house to a further enclosed area of garden to the side of the house surrounded by flower beds and shrubs. There is a stone built fuel store adjacent to the seating area.

Local Authority Argyll and Bute Council Tax Band D.

EPC F

Servitude rights, burdens and wayleaves The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession Vacant possession and entry will be given on completion.

Offers Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

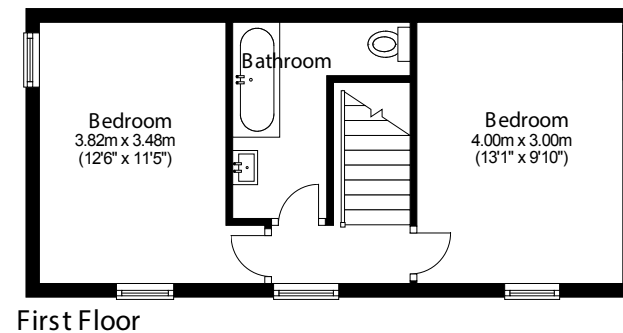
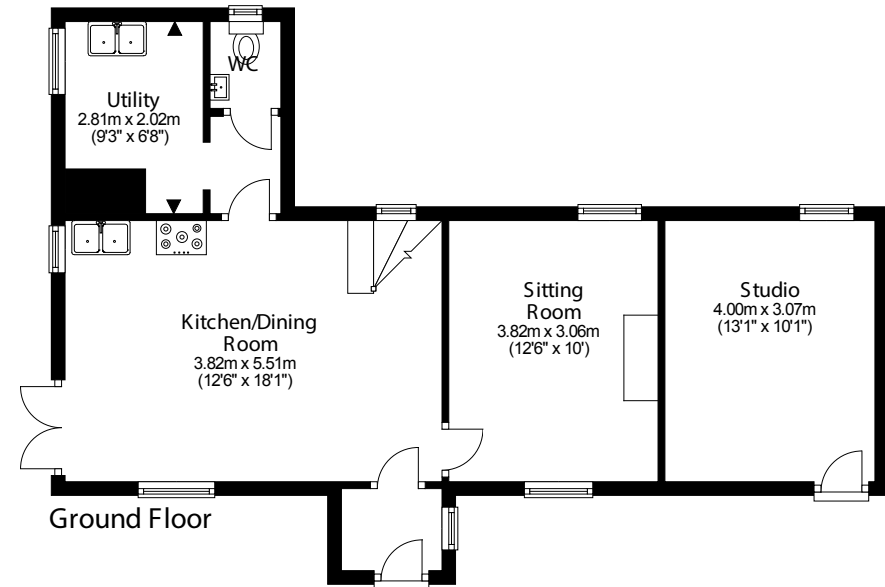
Purchase price Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



FLOORPLANS

Total gross internal area: 91.3 sq m, 938.2 sq ft (Including Studio)

For identification only. Not to Scale.
Jaggy Pixels Imaging Ltd ©



Savills Glasgow
glasgow@savills.com
0141 222 5875

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 150602CB

