



M
BK Wilson
SOLICITORS

4 AUCHOIRK COTTAGE, MILLHOUSE,
TIGHNABRUAICH. PA21 2BT
OFFERS IN THE REGION OF £75,000



FEATURES:

- Delightful stone built 19th Century cottage.
- Partially furnished.
- Rural location with superb views over Loch Ascog.
- Landscaped lawned gardens.
- Terraced decking for dining and sun bathing.
- Lounge and dining area with French doors to garden.
- Two double bedrooms, shower room and kitchen.
- Underfloor central heating.
- Stone built feature fireplace.
- Double glazing.
- Must be viewed to be appreciated.

Description

BMK Wilson Estate Agents have great pleasure in presenting for sale this delightful semi detached 19th Century cottage. Auchoirk offers a rarely available opportunity to purchase a tranquil rural retreat set amongst wood and pasture land with direct access to Loch Ascog and views to the sea and the mountains of Arran. The property is set overlooking Loch Ascog with its romantic ruined castle, offering fishing, boating, hill walking, bird watching and abundant wildlife, and serves as a perfect location for the outdoor enthusiast with the bonus of a luxuriously appointed, warm and comfortable home.

LOUNGE / DINING AREA:

6.0 x 4.0m

Light and bright apartments comprise a generously proportioned lounge and dining area. Recently installed oak hardwood and electric underfloor heating throughout. Large focal point stone built open fireplace with inset antique wrought iron fire basket. Front facing double glazed window and French doors opening onto the decked sun terrace towards the loch and woods. Wrought metal rails with fitted lined curtains. Two double electric sockets and one single, and British telecom telephone connection.

Glazed astragal door to hallway and oak and wrought metal staircase to upstairs accommodation.

Special mention should be made that certain items of furniture will be included in the sale of the property, including a modern two seater settee, bookcase, coffee table, Persian rug and numerous pictures and other items. A more comprehensive list will be available to prospective purchasers.

HALL:

2.1 x 1.5m

Back hallway with oak hardwood electric underfloor heating and overhead leaded glass light fitting. Double glazed back door with wrought metal rail and lined black out curtain. shower room and kitchen off.

KITCHEN:

2.4 x 3.5m

A spacious fitted kitchen with a selection of oak effect floor and wall mounted units. Modern laminate tiles with electric underfloor heating. Stainless steel sink, drainer and mixer tap. The hot water supplied by an electric instantaneous water heater. Halogen electric hob with extractor fan above and built in electric oven. Plumbed in washing machine and fridge freezer, overhead light fitting. Recessed cupboard with white louvre doors offering ample utility and shelved storage. Four double electric sockets and one single. British telecom phone line also providing broadband connection. Double glazed picture window to rear and side window to sink offering views over the hills, fitted black out blinds.

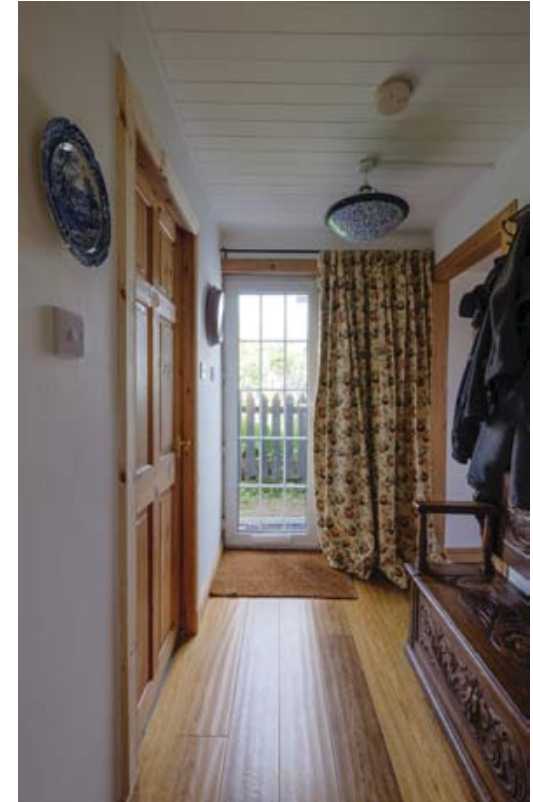
SHOWER ROOM:

1.9 x 1.6m

White suite comprising W.C. wash hand basin and shower cubicle with Triton electric mains shower, opaque glazed window to rear, tiled walls, heated halogen overhead light fitting and tiled under floor electric heating.

STAIRCASE AND LANDING:

Oak and wrought iron staircase with part fitted neutral coloured carpeting and landing with fully fitted carpeting.





UPPER HALL:**3.8 x 2.4 / 2.6m**

Fitted throughout with neutral coloured carpeting, the combed ceiling with two triple halogen electric spotlights. Velux window to front offering loch and hill views, with black out blind. Ample room for storage facilities or re-configuration.

MASTER BEDROOM:**5.6 x 3.5m**

Large generously proportioned bedroom with combed ceiling and large velux window to side offering superb views over woodland towards the loch. Fitted black-out blind. Two triple halogen electric spotlights, two double electric power points and fitted neutral coloured carpeting.

Special mention should be made of the quality bedroom furniture, recently acquired, and included as part of the sale of the property, comprising a white panelled continental sized double bed and mattress, matching bedside cabinets with table lamps, a large three drawer chest of drawers, an upholstered end of bed dressing stool and two white laminate storage cupboards.

GUEST BEDROOM:**3.9 x 2.1m**

Combed ceiling with single central light fitting and velux window with superb hill and loch views. Fitted black out blind. Fitted neutral coloured carpeting, two double electric power points.

The two single beds, one with deep storage drawers, and the bedside cabinet and table lamps are included as part of the sale of the cottage.

OUTSIDE AREA:

There is a timber built lean-to garden shed containing an assortment of garden tools and equipment, a wood store with supplies of logs, and an Intex Seahawk 4 person inflatable boat, all included in the sale.

GARDENS:

Particular mention should be made of the landscaped gardens that have been designed to take advantage of the views. The impressive split level decking areas are imaginatively built and have designated sunbathing and alfresco dining levels.

The back gate leads down to Loch Ascog for canoeing, boating and fishing, with permits available from the post office.

LOCATION AND AMENITIES:

Please note that this property is approached by a pedestrian right of access via rough farm track and vehicular access is at the discretion of the landowner. The restricted access is reflected in the asking price.

Auchoirk Cottage offers a rare opportunity to purchase a tranquil rural retreat. If you are looking for a property off the beaten track then this is an opportunity not to be missed.

The property is located just a short drive from the popular Kames Hotel and Duncan Stores, Post Office, the Tighnabraich nine hole golf course, the nearby sailing school, and the renowned Kyles Athletic Shinty Club. The Royal Hotel in Tighnabraich has the highly regarded An Lochan restaurant and bar. The SV Waverley also operates from the Tighnabraich jetty during summer months. Art galleries, cafes and shops are also located within Tighnabraich itself. A ten minutes drive to Portavadie Marina offers restaurants and the new spa, with gym, indoor and outdoor pools opening Summer 2015. Also a few minutes drive away from the cottage is the stunning Kilbride Bay where a glorious sandy beach overlooks Arran. The nearby Ardlamont estate offers horse riding, garden centre and café.

Local activities include hill walking, water sports, fishing, golf, quad biking, cycling, music festivals and highland games.









TRAVEL DIRECTIONS:

From Glasgow, head north and follow the A82 up Loch Lomond. At Tarbet, bear left onto the A83. Pass over the Rest and Be Thankful, and at the junction with the A815, turn left again and follow this road to Strachur, then take the A886 signposted Tighnabruaich and Colintrave. After passing through Glendaruel after approx. 15 miles, bear right onto the A8003 sign posted Tighnabruaich.

Alternatively, take the M8 and A8 west and cross the Clyde with Great Western Ferries from Gourrock to Dunoon. From ferry terminal turn right and follow the shore. At the T-junction turn right, taking the A815 North sign posted Glasgow. Approximately four miles North of Dunoon just after Sandbank turn left on to the B836 signposted Glendaruel and Colintrave. At the T-junction with the A886 turn right and shortly after, turn left onto the A8003 sign posted Tighnabruaich.

On entering the village of Tighnabruaich, follow the winding road down to the waterfront. At the waterfront turn right up the hill, pass the shinty pitch on the left and continue up the hill. At the village shop/post office in Kames, turn right, signposted Portavadie. Continue on the B8000 to the village of Millhouse and turn right at the cross roads sign posted Otter Ferry and Strachur.

You will shortly notice a few hundred yards up the road our for sale sign situated at a six bar gate on the left hand side with a passing bay almost opposite. Please do not park in front of the gate, as the farmer may need access. Continue up the track road and over the hill, through pastureland where you will see Auchoirk cottage ahead of you (approximately 500 meters). Follow the track round the cottages to the gate round the back.

DISCLAIMER

Whilst every care has been taken to ensure accuracy during preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact BMK Wilson where further information is available. Measurements have been taken from wall to wall unless otherwise stated and have been recorded by use of a sonic beam. Services and appliances have not been tested.

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