





This delightful three bedroomed country cottage is situated on the outskirts of Ardentenny and is perfect for anyone looking for rural living or for those looking to invest in a sound holiday letting property. Set at the end of a private road next to two other attractive traditional properties, Ambleside Cottage enjoys a spacious plot with views of surrounding countryside, hills and over to Loch Long.

The property was originally built in the early 1900's and further extended to the front and rear over subsequent years and finished with a cream painted render exterior beneath a pitched slate roof.

The front garden has ample parking space for up to four cars whilst the property has a private outhouse across the road with car port for covered storage.

On entering the house from the driveway, the outer vestibule gives access to a utility room which has a large freestanding fridge/freezer and separate washer/dryer. There is an 'L' shaped hallway which gives access to

a dining kitchen to the far side. The kitchen features beech wall and floor mounted cabinets and worktops with a Belfast sink. The small snug/dining area benefits from dual aspect views as well as having a coal fire. The lounge is found within the extension, which was originally a conservatory with two sets of doors giving access out onto the well maintained gardens. The master bedroom is a double room with private ensuite shower room with wc, wash hand basin and shower cubicle with electric shower. The second and third bedrooms are both spacious double rooms. There is a separate family bathroom finished with a modern white three piece suite of wc, wash hand basin and bath with glass shower screen and electric shower over the bath.

The gardens are mainly lawned and there is a spacious patio area just off the lounge/conservatory. There is also a garden shed.

The property has UPVC double glazing throughout as well as electric storage heaters in each room and with a coal fire to the kitchen. The attic has been floored and

can be used for extra storage with plenty of light from two "Velux" windows. The sale of the property will include all floor coverings and light fittings.

Viewing

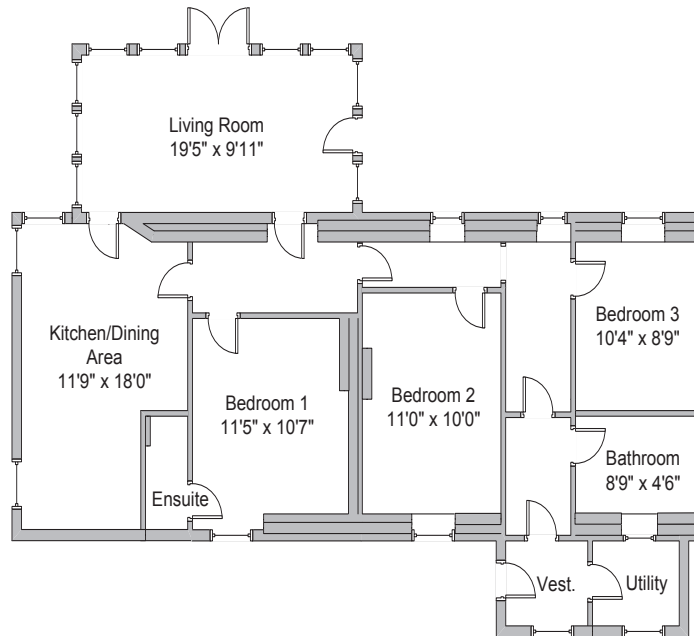
By appointment please through
Clyde Property Helensburgh
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we're available till 8pm every day

EER Rating Band E

Property Ref FHG1433



Accommodation layout & measurements



Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material



Location

On leaving Glasgow take the the A82 up the side of Loch Lomond. On reaching Tarbert take the A83 towards Cambeltown for 13 miles and then turn left onto the A815 towards Dunoon for 16 miles, then turn left towards Ardentiny. After 4.3 miles turn first left after the Glen Finnart Hotel and follow the road round for 0.2 miles, turning left over the historic stone bridge. Follow the single track lane for 0.2 miles and you have arrived at Ambleside Cottage which is on the right hand side.

If you are taking the Hunters Quay Ferry follow the road signs for Greenock, then Gourock. Take the Hunters Quay ferry at Mcinroys Point to Hunters Quay. On leaving the ferry, turn right and follow the A815 to Ardbeg and the take the A880 through Ardentiny. Go past the caravan park and take the first right for 0.2 miles. At the historic stone bridge, turn left over the bridge and follow the single track lane for 0.2 miles to Ambleside Cottage which is on the right hand side.

For Satellite Navigation directions please enter the postcode: G84 8QL

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