



5 Bed Detached House

Ellerig Bheag, Glen Shira, Inveraray

Guide Price: **£220,000**

A fantastic opportunity to own a substantial rural family home located in the ever popular Glen Shira area of Inveraray. Property very rarely comes on to the market in the stunning Glen Shira. Set in a 0.3 acre plot with river and glen views. Large flexible accommodation with the possibility to create an annex for relatives and friends to enjoy. Currently set out as family lounge, kitchen diner, 4 bedrooms, 2 bathrooms, study/music room and a bothy to the rear with 2 further very usable rooms. The property further benefits from real wood flooring throughout, partial double glazing, solid fuel central heating, off street parking mains electricity, private water and drainage. A degree of modernisation and renovation will be required and is reflected in the price and




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Location

The property is just over 1 hour drive from Glasgow International Airport

Inveraray is the Royal Burgh town of Argyll and ancestral home of the Duke of Argyll, who founded the town in 1745, alongside his new dwelling, Inveraray Castle. Much of the town, including the church, was designed by the Edinburgh-born architect Robert Mylne between 1772 and 1880.

Inveraray is a thriving community; there is an established high street with a few independent retailers, grocers, post office and bank. There are a number of guest houses, a youth hostel and hotels that service the village. The Loch Fyne Hotel benefits from a leisure complex with swimming pool. There are a number of bars and restaurants in the village and the newly opened Samphire seafood restaurant and renowned Loch Fyne Restaurant and Oyster Bar which is a short drive away.

Inveraray is the gateway to the Highlands and Islands and as such it offers access to national parks, mountains, glorious gardens and beautiful island. There is an extensive choice of historic sites, castles and monuments in close proximity. The area provides for a range of outdoor pursuits including horse riding, shooting, fishing, cycling, sailing and golf. The Inveraray Golf Club is a beautiful, but challenging, nine hole course.

City Link run a bus service from Oban to Glasgow 3 times a day 7 days a week. Dalmally train station (9 miles) runs 4 trains a day to Glasgow and Oban. Tesco have recently started delivering to this area.

Lounge 7.2m x 4.3m

Extensive family lounge with dual aspect windows to the front and patio door to the rear yard. Stone fireplace with open fire and central heated.

Kitchen diner 5.0m x 4.7m

Fantastic family room with oil fired aga, reclaimed maple floor boards, recently fitted wall and floor units, inbuilt oven and hob, fridge freezer and 1 ½ bowl sink. Dual window to the side and entrance porch.

Music room 3.7m x 3.3m

Fifth bedroom currently used as a music room. Views to the rear, pine flooring, shelved and central heated.

Bedroom one 3.8m x 3.7m

Ground floor double bedroom with views to the front. Pine flooring, central heating and open fireplace.

Shower room 2.7m x 1.9m

Ground floor shower room located across the hall from the music room and bedroom one. Electric shower cubicle, WHB, WC and heated towel rail.

First floor Upper landing with storage and Velux window

Bedroom two 5.2m x 3.3m

Large double bedroom with views to the river and central heated.

Bedroom three 5.1m x 4.3m

Good size double bedroom with views to the river. Inbuilt wardrobes, carpeted and central heating.

Bedroom four 4.9m x 3.8m

Side facing double bedroom, alcove shelving and central heated.

Bathroom 3.0m x 2.1m

Three piece white bathroom suite with heated towel rail.

Bothy Ground floor room 4.7m x 3.5m

Dual windows to the side, open fire and central heated.

Bothy First floor bedroom 4.4m x 3.5m

Good size double bedroom, exposed floor boards, views to the side and central heated.

All measurements approximate and descriptions are for guidance only.