



## 3 Bedroom Detached Cottage

Electric Cottage, Dalmally Road, Inveraray

Guide Price: **£130,000**

. A rare opportunity to buy a cottage ripe for development or possible extension. Located approximately 1 mile outside Inveraray on the Oban road with a good sized garden and rural views front and rear. Lounge, kitchen, family bathroom, 3 bedrooms and study. The property further benefits from a timber workshop and garden shed, LPG gas central heating, access to forestry tracks for dog walking and cycling. Broadband and digital television are available.



  
**ARGYLL**  
Estate Agents

A rare opportunity to buy a cottage ripe for development or possible extension. Located approximately 1 mile outside Inveraray on the Oban road with a good sized garden and rural views front and rear. Lounge, kitchen, family bathroom, 3 bedrooms and study. The property further benefits from a timber workshop and garden shed, LPG gas central heating, access to forestry tracks for dog walking and cycling. Broadband and digital television are available.

**Lounge 3.9m x 3.9m**

Family lounge with dual aspect views, central heating radiator, focal point electric fire, carpeted and under stair storage cupboard with shelving.

**Bedroom one 4.0m x 3.9m**

Good size room with triple aspect views that can be a second lounge/dining room or ground floor bedroom. Carpeted, tv point and central heating radiator.

**Kitchen 4.3m x 2.8m**

Spacious kitchen with tiled flooring tongue and groove pine panelling, wall and floor units, radiator, hot water tank cupboard and views to the rear.

**Bathroom 1.7m x 2.1m**

Three piece suite, tiled flooring, tongue and groove pine panelling to the walls, WC, WHB, radiator, new large shower cubical with electric shower and respatex to the splashbacks.

**First floor**

Storage at either side of upper hall and velux to the rear.

**Bedroom two 2.7m x 3.8**

Double bedroom with two inbuilt wardrobes, views to the side, carpeted, central heating radiator and TV point.

**Bedroom three 3.9m x 2.9**

Double bedroom with two inbuilt wardrobes, carpeted, views to the side, central heating radiator.

**Study 3.1m x 2.0m**

Located off bedroom three. Can be used as a small single room, study or dressing room, inbuilt wardrobe, Velux to the rear, small picture window to the rear and carpeted. Possible en suite.

**Outdoor space**

The cottage is well located for those looking to be out of town yet not too far. Plenty parking for vehicles, large garden, Workshop and garden shed. Walk and cycle paths right on your doorstep.

**Location**

The property is located 1 mile North on the Oban road of the much sought after town of Inveraray, Home of the Duke of Argyll, is situated approximately 1 hour west of Glasgow Airport, 45 minutes south of Oban and 30 minutes North of Lochgilphead. The property is conveniently located in the centre of thriving main shopping area. The town of Inveraray has the benefit of a primary school, a post office, Doctors surgery, 9 hole golf course, a variety of independent shops, Loch Fyne Hotel with leisure club with swimming pool and spa. Inveraray has many places to eat and drink including Brambles bistro the renowned sea-food restaurant, Samphire.

**Thinking of selling or switching agents ??**

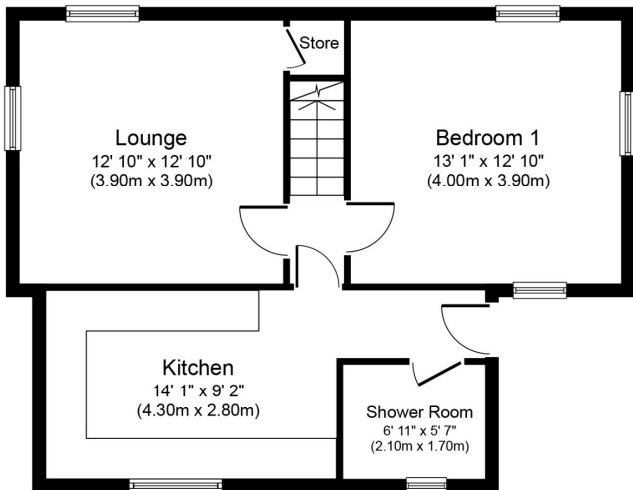
**Call now to find out more about our no sale no fee offer.**

**You can even switch agents to Argyll Estate Agents for free.**

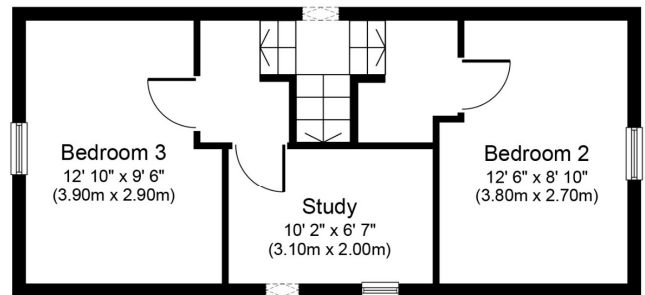
**Call 01546 607045 to discuss today.**

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and

movable items contained in the property are for guidance only



**Ground Floor**  
**Approximate Floor Area**  
**581 sq. ft.**  
**(54.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**377 sq. ft.**  
**(35.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2019 | [www.houseviz.com](http://www.houseviz.com)



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all our customers. Whether you are buying, selling or letting we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula.

**We are available from 9 am to 9 pm 7 days a week so you never miss an enquiry on your property.**

If you are thinking of buying, letting or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

#### **VAT Free No sale No fee**

All our standard sales contracts are offered on a VAT free no sale no fee basis. In short if we don't sell your property we won't charge you a penny. You only pay our fee on completion from the proceeds of your sale. As an independent estate agent you also pay no VAT !!

Optional upgrades are available at the sellers' discretion and are payable in advance. Full list options are available on request.

#### **Sales - What's included**

- Free no obligation appraisal and valuation of your property.
- Instruction and support with organising your home report (residential sales only).
- Advice on a proactive marketing strategy.
- All viewings carried out free of charge when required.
- The production of property PDF particulars including all photographs and laser measurements.
- Regular email alerts of sales particulars to registered subscribers on our mailing list.
- Listing on Argyll Estate Agents innovative website.
- Listing on prominent national websites.
- Your property displayed in our local office window.
- Erection of a standard For Sale board at your property.
- Regular feedback.
- All postage, stationery and telephone charges.
- Liaising with solicitors through to sale completion.
- Floorplans.

#### **Letting - What's included**

- Advertise only package for registered landlords.
- Free no obligation appraisal and rental valuation of your property.
- Advice on a proactive marketing strategy.
- The production of property PDF particulars including all photographs and laser measurements.
- Regular email alerts of sales particulars to registered subscribers on our mailing list.
- Listing on Argyll Estate Agents innovative website.
- Your property displayed at our local office.
- One off upfront payment of £295 for the above service.
- National websites upgrade option £99 payable in advance.

#### **Marketing upgrades (All at cost price. No profit added on !!)**

- Professional photographer home visit.
- Drone photography and video (licensed)
- Virtual video tours of interior
- Hard copy glossy brochures
- Local and national press advertising

**We can match any service offered by any UK estate agent. The only difference is we don't add on a fee for arranging.**

20 Argyll Street, Lochgilphead  
Argyll PA31 8NE

**Office:** 01546 607045

**Mobile:** 07771 541578

**Email:** mail@argyllestateagents.com

#### **7 days a week**

Available 9am – 9pm

#### **Office Opening Hours**

Mon to Friday 10am – 4PM.

Evening and weekend appointments available.



#### **Our office..**

is located right in the main thoroughfare of Lochgilphead. We are open Mon to Friday from 10am until 4PM. Why not pop in for a chat and a coffee to find out how we can help with all aspects of property sales and letting. We have an in house mortgage broker who will be happy to discuss all your mortgage and insurance questions. Barry is known for his friendly, speedy, straightforward approach. A local service with access to all the major UK lenders from the convenience of our office or your own home.