



**A TRADITIONAL DETACHED
PROPERTY
IN A PEACEFUL SETTING**

**ACHAGOIL HOUSE
MINARD
PA32 8YF**

**Fixed Price £210,000
for the whole**



MacArthur Stewart

18 Argyll Street, Lochgilphead, PA31 8NE • Telephone: 01546 - 602424
Facsimile: 01546 - 603949 • DX599702 • www.macarthurstewart.co.uk

Situation and Brief Description:

Minard is located on the West Coast and lies along the picturesque shores of Loch Fyne. The village has its own primary school and a small shop/post office, suitable for most daily requirements.

Achagoil House, circa 150 years old, is a handsome traditional villa situated at the top of the village and in a peaceful residential setting. It is backed by woodland to the rear and enjoys south-east facing views across farmland towards Loch Fyne. The property in its current form is divided into two apartments but would lend itself to renovation and the prospect of becoming one large family home. The ground floor is accessed via a front door and comprises the following accommodation: hallway, open plan sitting/dining and kitchen area, two bedrooms and a bathroom. On the first floor and accessed via a door to the rear of the building is a kitchen, sitting room, two bedrooms and a bathroom.

Externally, there is a short driveway leading to the front of the property and parking with the majority of the garden to the rear. This extends to circa one quarter acre or thereby and comprises various patio areas and lawn with the burn bordering the far side. In brief, this property offers an ideal opportunity to acquire a traditional home in a lovely location with excellent renovation potential, subject to appropriate planning permission and building warrants.

Kitchen (ground) 2.7m x 4.6m
and 3.9m x 6.6m
Bedroom (ground) 3.6m x 3.7m
Bedroom (ground) 2.0m x 2.9m
Bathroom (ground) 2.0m x 2.0m

Kitchen (first) 2.8m x 3.7m
Sitting Room (first) 3.7m x 4.9m
Bedroom (first) 2.9m x 4.1m
Bedroom (first) 3.0m x 3.6m
Bathroom (first) 1.9m x 1.9m

Services: Mains water.

Electric storage/panel heaters.

Viewing Arrangements:

Please contact our office on 01546 602 424.

Directions:

From Glasgow, take the A82 north along Loch Lomond to Tarbet. From here follow the A83 (sign-posted Lochgilhead) to Minard. On entering the village, turn right just after the village shop and before the traffic lights. Follow the road up to the top and the entrance to Achagoil House is at the top of this road.

Additional Information:

Please note that the sellers will retain a plot of ground shown on the attached plan. However, this plot may be available at separate negotiation, at Offers Over £80,000. Achagoil House itself will be sold as a whole. Written offers must be submitted under formal Scottish legal terms. Offers which are subject to finance will not be considered

Agents Note:

We have not tested the services, the fittings or any appliances. Any areas and measurements are given as a guide only, and are not precise. The plan of the ground has been provided by the client and measurements are only approximate. If size details are fundamental to a purchase prospective purchasers must rely on their own enquiries. The view has been taken



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