



## DETACHED VILLA IN THE HEART OF LOCHGOILHEAD

GLENSIDE  
LOCHGOILHEAD, CAIRNDOW, ARGYLL, PA24 8AA

savills



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Entrance hallway ♦ Sitting room with bar area ♦ Family room  
♦ Kitchen with dining area ♦ Four double bedrooms with en  
suite shower rooms ♦ Family bathroom ♦ Spacious gardens  
♦ Garage ♦ EPC rating = E

Glasgow Airport: 45 miles, Glasgow city centre: 51 miles

## Directions

From Glasgow follow the A82 passing Dumbarton and Balloch and follow signs for Loch Lomond. Turn left at Tarbet and proceed onto the A83 and follow the road through Arrochar. At the top of the Rest and Be Thankful pass, turn left on the B828 towards Lochgoilhead. The property is the magnolia house on the left hand side opposite the police station.

## Situation

Glenside is situated in the heart of the sought after village of Lochgoilhead in Argyll and is located within the Loch Lomond and Trossachs National Park.

Lochgoilhead sits at the northern end of Loch Goil, where life centres around the village shop, village pub and church. The area offers a spectacular landscape of mountains and lochs and is therefore an ideal base for outdoor enthusiasts. There is superb hill walking and climbing as well as excellent fishing and sailing on the loch. The drive to Lochgoilhead from Glasgow passing Loch Lomond, the Arrochar Alps and the Rest and Be Thankful, from where the single track road leads to Lochgoilhead, is a stunning journey.

## Description

Glenside is a traditional detached house situated in the heart of the village, on the edge of Loch Goil. The property has been upgraded in recent years to create a spacious family home with generous private gardens.

The accommodation is set over two levels and comprises: entrance hallway, sitting room with bar area and bay window overlooking the front gardens, family room with sliding patio doors onto the rear garden, modern fitted kitchen with dining area, downstairs double bedroom with an en suite shower room and a modern family bathroom. There are three further double bedrooms on the first floor, each with their own en suite shower room.



## Gardens

The gardens surrounding Glenside are mature and well landscaped. To the front the garden is mainly laid to lawn with a paved pathway which gives access to the property. There is a gravel driveway which offers access to the garage along with ample space for off-street parking for up to four cars. There are further stretches of lawn to the side and rear of the property. The rear garden has a patio area in addition to a summer house, two greenhouses and several garden sheds.

The property has previously been run successfully as a guest house; the layout and location lend themselves well to this, should someone wish to generate an income from the property.

## Local Authority

Argyll and Bute

## Council tax

Band E

## Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

## Possession

Vacant possession and entry will be given on completion.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

## Viewing

Strictly by appointment with Savills – 0141 222 5875

## Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

## FLOORPLANS

Total gross internal area (approx.): 1,409.4 sq ft, 130.9 sq m  
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