

ERISKAY

WHITEHOUSE • TARBERT • ARGYLL

STRIKING MODERN FAMILY COUNTRY HOME CLOSE TO
TARBERT AND LOCH FYNE.

ERISKAY

WHITEHOUSE • TARBERT
ARGYLL • PA29 6XR

RECEPTION HALLWAY

DRAWING ROOM

DINING KITCHEN

UTILITY AREA

GREENHOUSE

SITTING ROOM/4TH BEDROOM

WC

MASTER BEDROOM WITH EN SUITE BATHROOM

TWO FURTHER BEDROOMS

FAMILY BATHROOM

STUDY AREA

APPROX 3 ACRES

Tarbert 7.5 miles

Lochgilphead 20.5 miles

Oban 57 miles

Glasgow Airport 101 miles

Glasgow 110 miles





DIRECTIONS

From Glasgow travel westbound on the M8, leaving at Junction 30 and crossing the Erskine Bridge. Proceed on the A82 along the shores of Loch Lomond to Tarbet. At Tarbet continue to the left onto the A83 and onwards over the 'Rest and be Thankful' pass, through Inveraray and Lochgilphead. At Lochgilphead, continue on the A83 towards Tarbert. Loch Fyne will be on the left hand side. Continue through Tarbert, head west towards Campbeltown, then look for a sign saying 'Whitehouse' after which turn left to the village hall— this leads up towards Eriskay.

SITUATION

Eriskay occupies a lovely rural setting surrounded by open countryside approximately 7.5 miles from Tarbert, a charming fishing village, built around East Loch Tarbert, on the western edge of Loch Fyne.

The area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafés and restaurants overlooking the harbour in addition to a supermarket and banking services. Tarbert Academy offers local schooling at nursery, primary and secondary level. There is a short 9-hole golf course and two major golf courses at Machrihanish, including the Machrihanish Links – one of the finest links in the country and voted one of the top 50 courses in the UK. For field sports enthusiasts the area offers numerous fishing, stalking and shooting opportunities.

There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow.

Lochgilphead offers a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools. Campbeltown has an extensive range of shops and services including a swimming pool, secondary school and a number of supermarkets. It is famous for whisky; at one time there were 30 distilleries in the town.





DESCRIPTION

Eriskay is a unique, charming family home built in 2002, sitting in around 3 acres. Set over two floors, the house has over 1700 sq ft of accommodation, with stables, a paddock and a cabin with workshop and office.

The entrance hallway leads to the principal reception rooms. The split level drawing room to the right enjoys triple aspects to the front, side and rear gardens with a feature stone built fireplace with slate hearth and wooden over mantel. The flue rises to the striking vaulted ceiling and there is a sliding patio door out to the gardens. A stairway leads to the upper level of the drawing room: here double glazed French doors and large full height double glazed windows allow an abundance of natural light in. The French doors lead to a small decked area with steps down to the rear garden. To the left of the drawing room is a sitting room/4th bedroom with wood burning stove. The triple aspect dining kitchen is fitted with floor and wall units and includes a red range cooker and plenty of room for a dining table and chairs. A useful utility area, WC and greenhouse off complete the downstairs accommodation.

From the upper level of the drawing room a staircase divides in two – to the left is the master bedroom with en suite bathroom; to the right the stairs lead to two further bedrooms and a family bathroom.

OUTBUILDINGS & GROUNDS

Access to Eriskay is through a wooden gate, then along a woodland path towards the house, which is surrounded by grass and trees, to the parking area at the side. There is a fenced paddock area with stable block and a small enclosed riding arena. There is a cabin to the side with workshop and office.

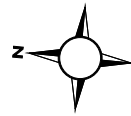
EPC: Band D

LOCAL AUTHORITY: Argyll & Bute Council
Council Tax Band F



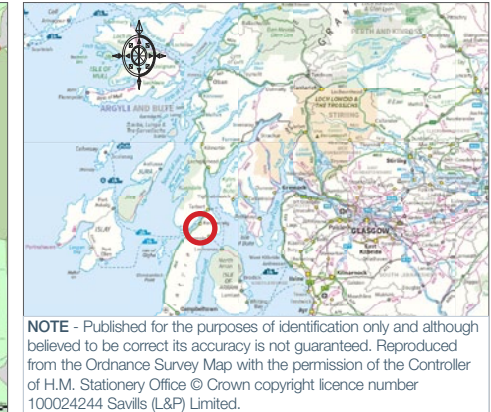
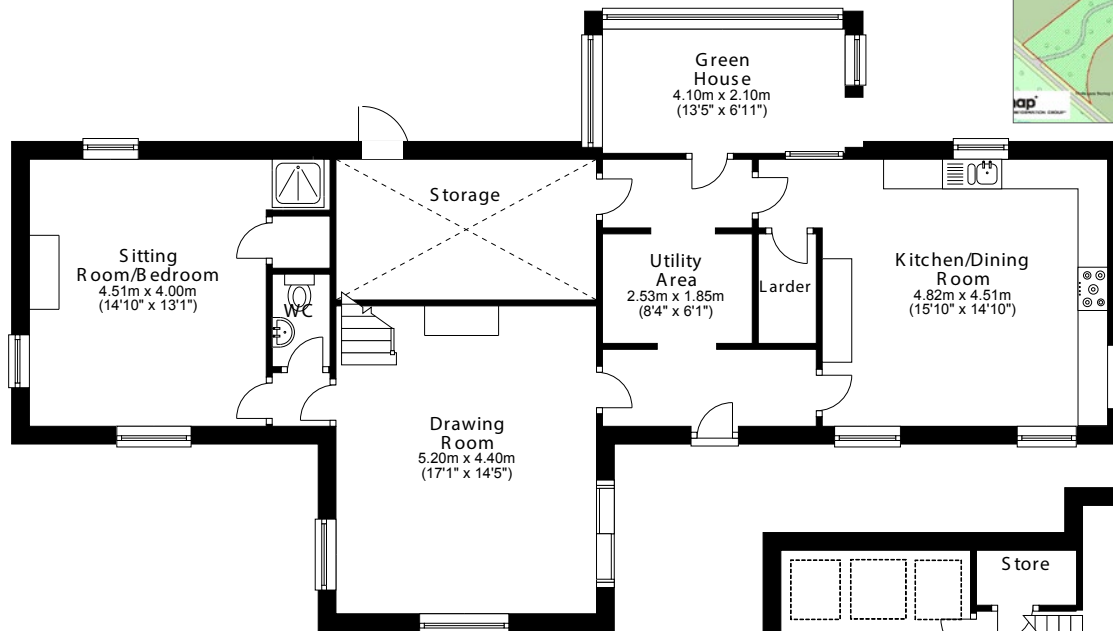
FLOOR PLANS

Total area: approx. 166.7 sq. metres (1793.9 sq. feet)
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Ground Floor

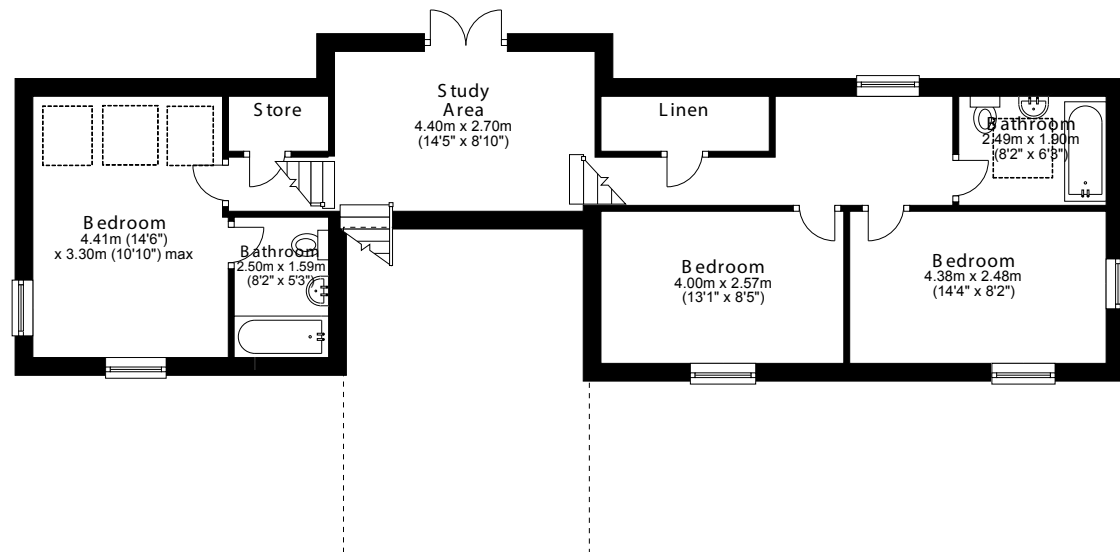
Approx. 94.1 sq. metres (1012.7 sq. feet)



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First Floor

Approx. 72.6 sq. metres (781.2 sq. feet)





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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.





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