

THE ANCHORAGE

ARDPATRICK • TARBERT • ARGYLL • PA29 6YA



LIGHT AND SPACIOUS MODERN HOME CLOSE TO
THE SHORES OF WEST LOCH TARBERT.

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HALLWAY
RECEPTION HALL
SITTING ROOM
KITCHEN / DINING ROOM
CONSERVATORY
MASTER BEDROOM WITH EN SUITE SHOWER ROOM
2 FURTHER DOUBLE SIZED BEDROOMS
FAMILY BATHROOM
UTILITY ROOM
CLOAKROOM / WC
GARDENS
DOUBLE GARAGE
LOG STORE

Tarbert 10 miles
Oban 59 miles
Glasgow Airport 103 miles
Glasgow 111 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. After approximately 12 miles, having just passed Stonefield Castle Hotel, take a right onto the B8204. On reaching the golf club, turn right beside a white cottage and continue along this road for approximately 10 miles and The Anchorage is on the right hand side.

SITUATION

The Anchorage sits close to the western shores of West Loch Tarbert, on the edge of the village of Ardpatrik, approximately 10 miles from Tarbert. The property is set in an elevated position and surrounded by beautiful mature gardens.

Tarbert is 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, and 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 gives access to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow.

Lochgilphead provides a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools.



DESCRIPTION

An exceptional modern detached bungalow built by M & K McLeod building contractors approximately 10 years ago, The Anchorage is set in a beautiful elevated position surrounded by carefully tended mature gardens which also contain a wildlife pond. There are lovely views from the gardens over the surrounding countryside.

The accommodation begins with an entrance hallway which leads to an impressively well proportioned open plan reception hallway with oak flooring and a log burner. There is a front facing sitting room with double sided log burner and double glazed French doors leading out to a decked terrace at the front of the property. The generously sized kitchen / dining room features a fine range of base and wall mounted units while the dining area has oak flooring with double glazed windows to the side. Doors from the dining area lead to the conservatory which has views to the gardens, wildlife pond and open countryside. Additional accommodation comprises a master bedroom with en suite shower room; two additional double bedrooms and a family bathroom with luxury four piece white suite including Jacuzzi bath. Finally there is a fitted utility room and a cloakroom / WC with two piece white suite.

Outside there is a double sized garage, a log store and mainly lawned surrounding gardens with patio areas and a wildlife pond.

SERVICES: Private water supply and oil fired central heating.

LOCAL AUTHORITY: Argyll & Bute

EPC RATING: Band C (76)

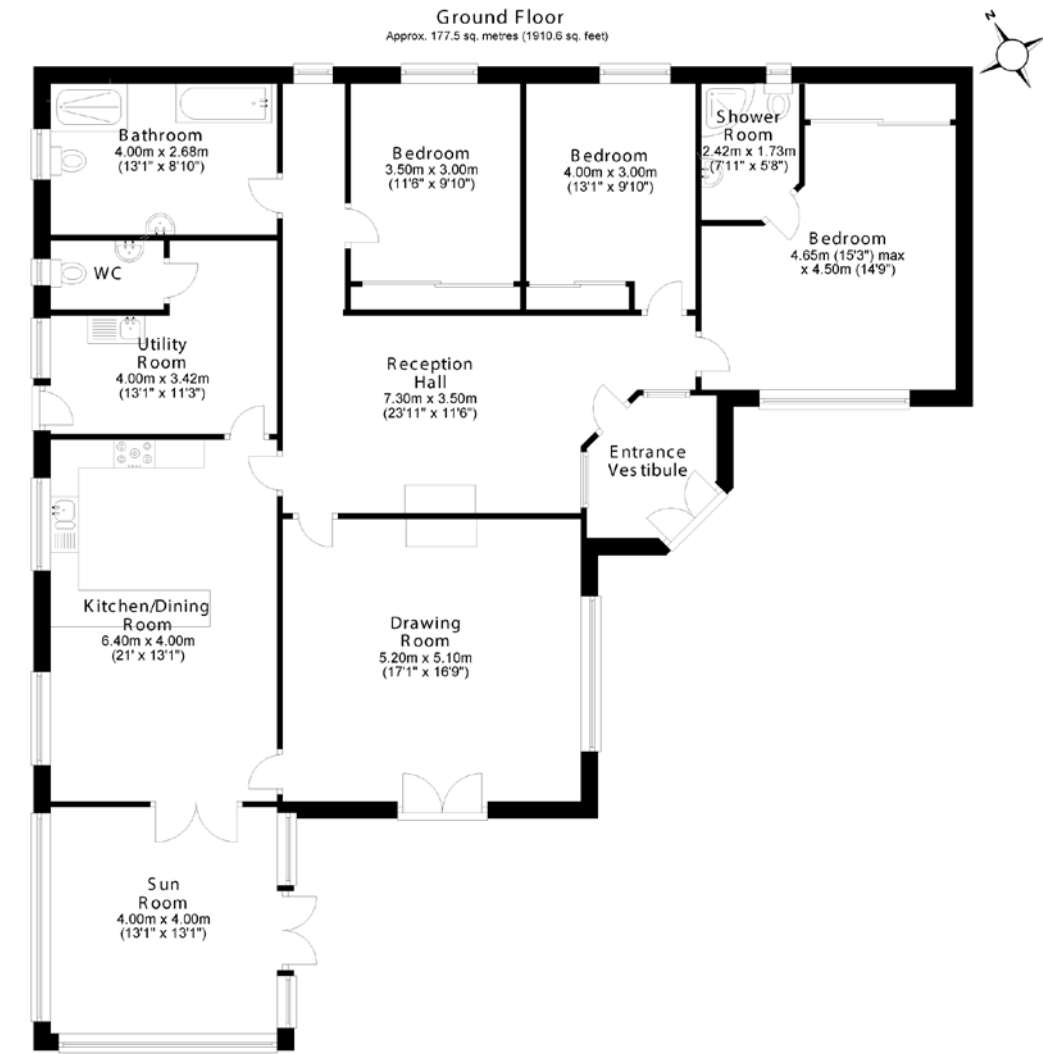
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VIEWING: Strictly by appointment with Savills – 0141 222 5875

FLOOR PLANS

Gross internal area approximately : 177.5 sq. metres (1910.6 sq. feet)
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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.

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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