



Traditional Cottage in sought after village

Aber Cottage, Gartocharn, Alexandria, Dunbartonshire, G83 8NQ

Freehold



Sitting room • Dining room • Two bedrooms • Kitchen
Utility room • Shower room • Garden

Directions

From the Erskine Bridge follow signs for Crianlarich / Loch Lomond. Bypass Dumbarton on the A82 and take the A811 towards Stirling. As you enter the village of Gartocharn turn left into the first road on the left onto Ross Loan and continue beyond the primary school and Aber Cottage can be found on the left hand side.

Situation

Aber Cottage is situated in one of West Dunbartonshire's prettiest villages and is within the Loch Lomond and Trossachs National Park which encompasses an area of 720 square miles.

Some of Britain's most spectacular scenery is around the Loch Lomond area. The loch is actually crossed by the Highland boundary fault and the physical characteristics of lowland and highland Scotland can be seen within a few miles of each other.

The property lies to the north of Gartocharn, a delightful conservation village with its own primary school, hotel with restaurant, post office and shop. The property is also located adjacent to Ross Priory, its restaurant, bar and golf course, and is only a few minutes' walk from a sandy beach on the shores of Loch Lomond and Endrick Nature Reserve. Although many of its residents commute to Glasgow, Gartocharn has a real community feel.

Glasgow Airport (19 miles) can be accessed via the A82 (M8) or A809 and can be reached by car, under normal driving conditions, in around 30 minutes.

Balloch Station (4.5 miles) provides a regular rail service to central Glasgow, with a similar journey time. Glasgow is recognised as one of the UK's finest cities with a thriving central business district and its high street and designer shopping now rank second only to London. There are a number of acclaimed private schools within the city boundary, including Glasgow High School, Glasgow Academy, Kelvinside Academy and St Aloysius College.

Closer by is Lomond School in Helensburgh (12 miles) which provides private schooling for both day pupils and boarders.

For sports enthusiasts the great outdoors awaits. There is superb hill walking and climbing in the area. The Arrochar Alps include four Munros (mountains over 3000 ft) and six Corbetts (between 2500 and 3000 ft), the best known of which is The Cobbler. The loch is well known for its fishing, marinas and water sports including wind surfing, sailing and excellent water skiing and wake boarding.

There are a number of well-respected golf courses in the area including Loch Lomond Golf Course which has hosted the Scottish Open and other international events. Other golf courses include Buchanan Castle, Hilton Park and Milngavie



VIEW FROM BEYOND BOUNDARY





Description

Aber Cottage is a traditionally built cottage requiring some internal and external modernisation but is surrounded by beautiful mature mainly lawned gardens with a wide variety of shrubs and trees and has wonderful open aspects over surrounding countryside.

The accommodation comprises entrance hallway, sitting room with window aspects to front and side, dining room, kitchen with utility room, shower room and two bedrooms.

Local Authority

West Dunbartonshire Council

EPC Rating - Band F

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

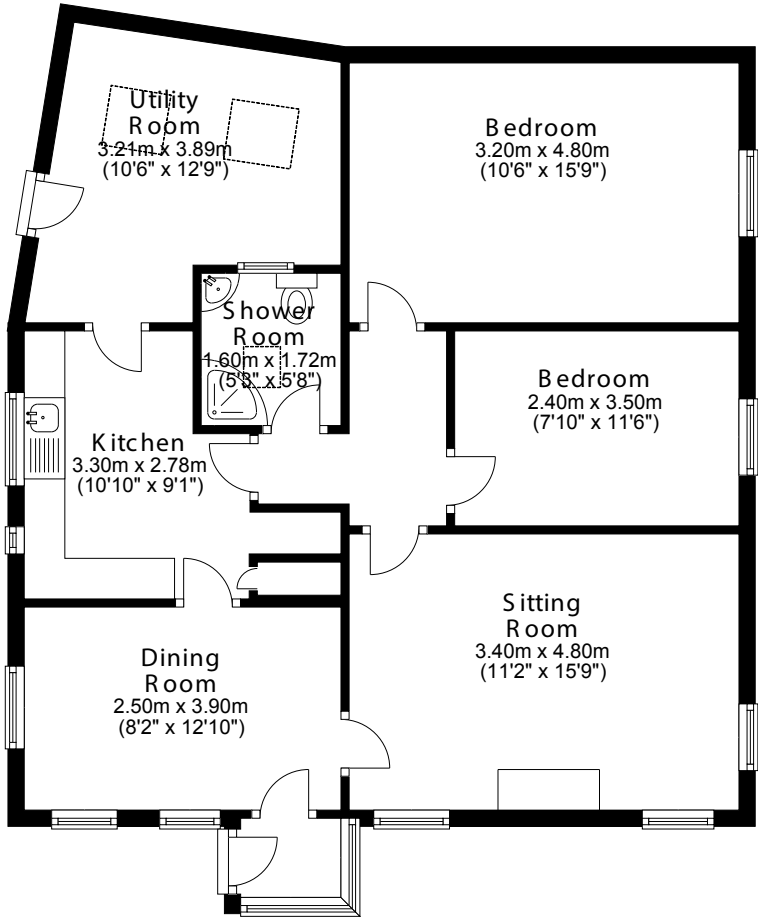
Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



Aber Cottage

Total area: approx. 82.0 sq. metres (882.7 sq. feet)

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For identification only. Not to scale. © Insert date stamp

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