



Main Steet
Garelochhead
G84 0EG

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Offers Over £265,000

Treetops, as the name suggests, is in a most private and beautiful setting with fantastic views over the surrounding hills and the Gare Loch. The house has been much improved by the present owners both inside and out and currently provides impressive living accommodation of c.1200 sq ft.



The property itself comprises a Traditional Detached Cottage with render exterior beneath a natural slate roof, with a modern extension to the side and rear.

At the front there is a hard standing area where the current owners park and also, immediately across the road, a further area which has shared parking for 2-3 cars.

There are steps leading up to the garden and the main entrance which provides a magnificent view over the area. A small stream runs beside the steps, creating a pleasant sound while sitting outside enjoying the view in this otherwise quiet setting.



The well stocked gardens surround the property with the majority being to the side and the remainder bordering onto private woodland.



**Home Report Valuation
£275,000**

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Council Tax Band C

EPC Rating D



Internally the house has a modern interior in good decorative order with really nice views from pretty much every window with the front views over water and hillside and the rear views onto woodland.

There is an excellent mix of apartments with accommodation comprising entrance porch, large lounge/living room with focal fireplace and wood burning stove. Modern dining-sized kitchen with storage units, large free standing range cooker, natural wood flooring, quality sink and drainer and ample space to the far side for a large dining/ breakfasting table.

From the kitchen double doors open to a large pvc conservatory to one side which takes full advantage of the private setting and surrounding scenery.

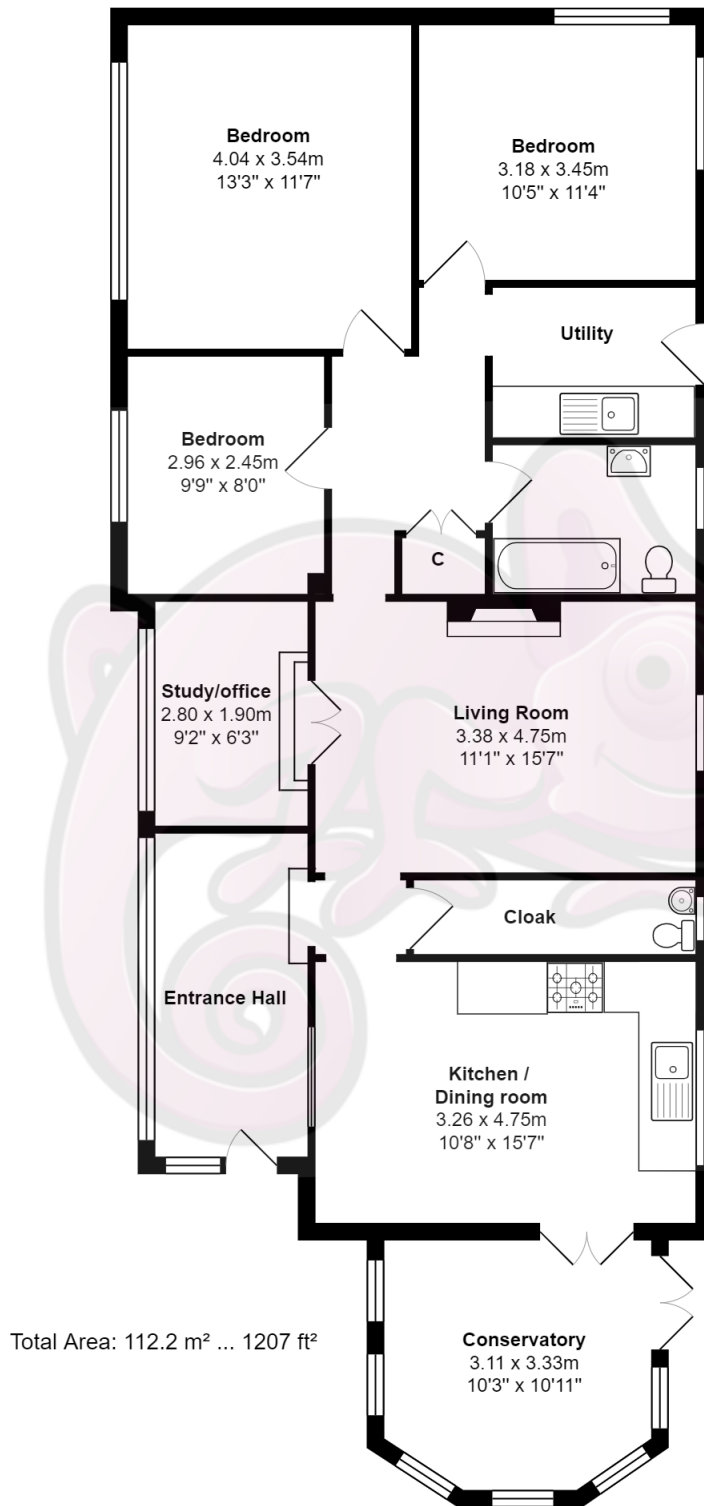
There are 3 bedrooms, large utility, modern bathroom, separate w.c and a cleverly created study/office which again could be a 4th bedroom if required.

The house has modern pvc double glazing and is heated with mains gas central heating.



Vendor Comments

The location is fantastic and we have so enjoyed owning and living in the property. It's only a move down south with work means we need to reluctantly sell.

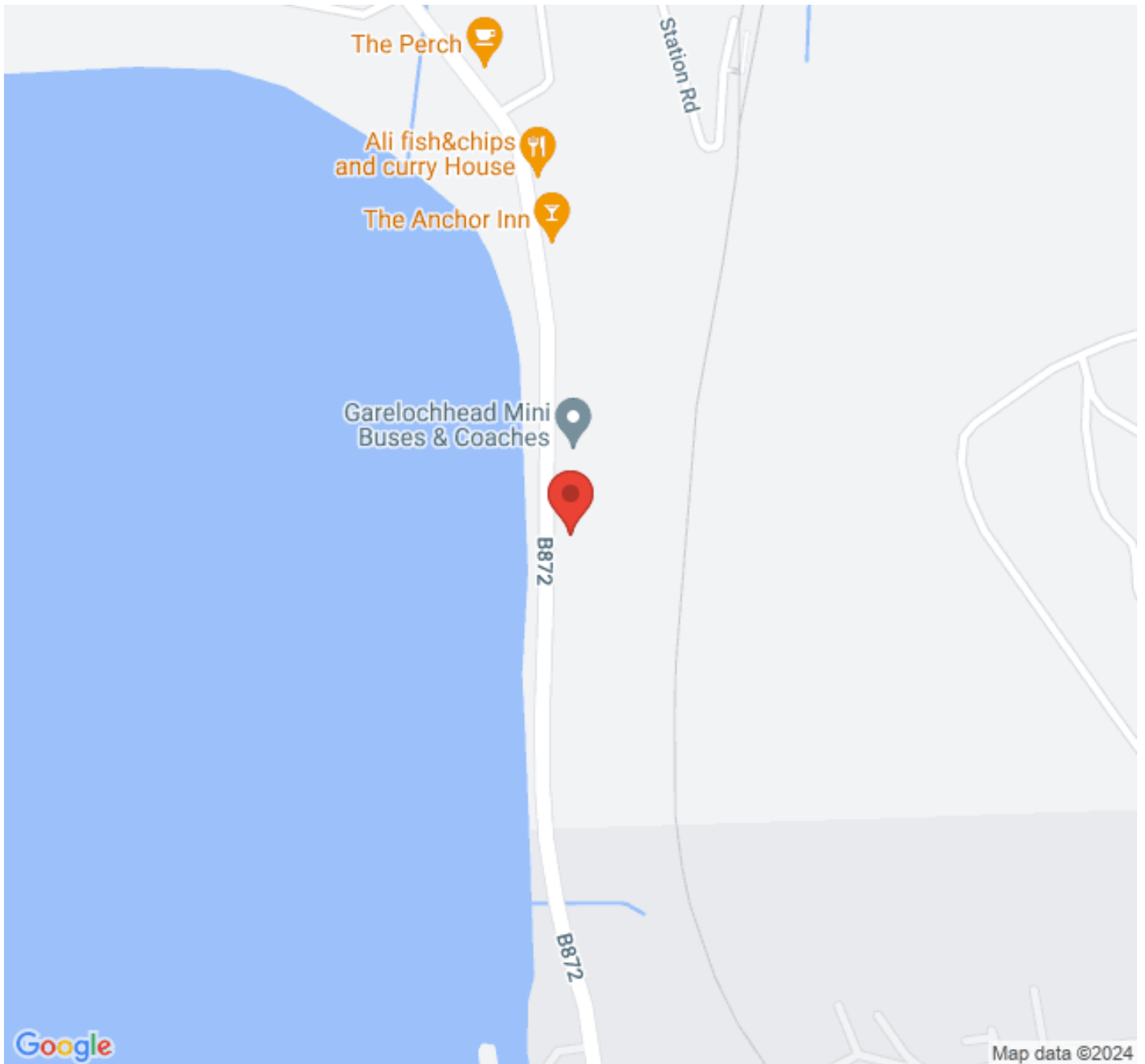


All measurements are approximate and for display purposes only

Location

Some of the best driving roads in Scotland are located in and around Argyll & Bute. And, on a local level. Garelochhead provides a small selection of shops and amenities, restaurants and facilities situated within walking distance of the property. Passage to Glasgow City Centre is eased via established road networks and public transport facilities, which offers regular train service on the upper line to Glasgow's City centre and regular bus services provided. Faslane Naval Base is also located with 5 minutes of the property.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

