



PROPERTY
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Forestry Houses
Arrochar
G83 7AW



Offers Over £255,000

This impressive semi detached villa is in superb condition throughout and is situated in a fantastic large, level garden with plenty of space at the rear for cars and this area is conveniently accessed via Glen Loinn Crescent .

The property itself is situated in the Succoth area of Arrochar where there are a small number of attractive family homes and yet is within convenient distance of the village centre The property is in a lovely setting with views at the front onto the Arrochar Alps and no 3 having a south west facing back garden which means longer sun in the afternoons and evening.

This particular property has been much improved over the years by the present owners and is in superb condition throughout including a freshly decorated interior with spacious rooms, large and well fitted dining kitchen area including a really cosy dining space to one side.

The exterior features a blonde stone front and side beneath a steep concrete tiled roof with slate gables.

Another particular feature of this house are the low maintenance and sizeable garden grounds which at the front consist of a level chip stone area and the rear garden is also level with a low maintenance chip stone and then a fence beyond which there is ample parking for several cars. The back garden has open outlooks over towards Loch Long Internally the property is very well presented with a spacious and freshly decorated interior including beautiful new refitted kitchen and a lovely modern shower room.



**Home Report Valuation
£270,000**



The accommodation comprises large impressive entrance hallway with wooden flooring large open plan lounge /living room with focal point wood burning stove and then at the far side is access through to the kitchen .



The kitchen itself is only a few years old and has an excellent range of floor and wall units with modern black iron handles, contrasting wooden work surfaces, modern handles and built in hob, integrated oven and window to the rear . Adjacent to this room is a fantastic dining area/family room with high ceiling, windows to the front and rear and a wide door directly to the garden



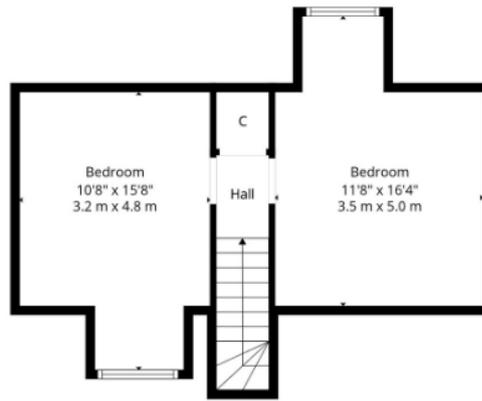
Also on the ground floor is a large double bedroom with window to the front and a lovely main family shower room featuring a large shower enclosure, wash hand basin and w.c There is ample space for a bath should anyone wish to reinstate this.

The staircase leads to the upper level where there are two double bedrooms one with window to the rear looking over the countryside and Loch Long and the other with the front window providing a further outlook with views of the Cobbler.

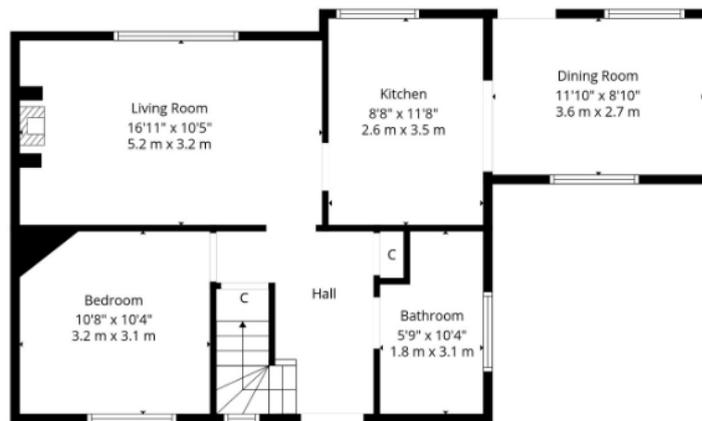
The property further benefits from double glazing and has oil fired central heating.

Vendor Comments

This has been a fantastic home and such a lovely neighbourhood with great views and a really peaceful location.



1st Floor



Ground Floor



TOTAL: 1028 sq. ft, 96 m2
 Ground floor: 665 sq. ft, 62 m2, 1st floor: 363 sq. ft, 34 m2
 EXCLUDED AREAS: WALLS: 112 sq. ft, 9 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location

The property is situated within walking distance of the village of Arrochar where a small selection of shops in amenities are readily available and of course the glorious countryside surrounding the Loch is a joy to behold. Established road networks and public transport facilities are provided within close proximity. and, arguably, the roads around this area are some of the finest in Scotland with stunning picturesque vistas and views. Glasgow City Centre and destinations further afield are easily accessible via establish these road networks.





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