

**OFFERS In The Region
Of £345,000**

Portavadie Farmhouse, Portavadie,
Argyll, PA21 2DA

Miller Stewart
ARGYLL & DUNOON ESTATE AGENTS SOLICITORS & NOTARIES



Beautifully located 4 bedroom farmhouse, set in almost an acre of garden, with fantastic views looking towards the Kintyre peninsula. The current owner has applied for planning consent to extend the farmhouse and outbuildings. The property does have permission for a mooring in the water in front of the house and will have access to the marina currently in development. The property comprises of entrance porch, hallway, boot room, utility room, sitting room, kitchen, bathroom, family room, dining

Situation:

Portavadie is situated in a scenically most attractive part of Argyll with ferry connections to Tarbert and the Kintyre peninsula and will soon benefit from a marina currently being developed. The larger village of Tighnabruaich is situated a 10-15 minute drive away.

Tighnabruaich which has a village shop, doctor's surgery, bank, hotels, restaurants, sailing club, sailing school, and arts and craft gallery. Tighnabruaich is a thriving village situated in the scenically beautiful Kyles of Bute on the west coast of Argyll. The village is approximately 25 miles from Dunoon.

Dunoon itself is a small town set in the beautiful Cowal Peninsular of Argyll and yet within just over an hour's commuting distance to the centre of Glasgow. Caledonian-MacBrayne run an hourly ferry service to Gourock connecting with trains to Glasgow Central. Western Ferries run a more frequent service from nearby Hunter's Quay to McInroy's Point with Citylink bus connections to Buchanan Street bus station, Glasgow. Dunoon is approximately one hour from Glasgow Airport. Dunoon offers a secondary school, a modern leisure centre, an eighteen hole golf course, two supermarkets, a variety of individual shops, restaurants and a cinema.

To view this property, please call Andrew Barr on 0845 450 1312

Entrance porch:

The entrance porch is situated at the side of the property and comprises of electric radiator, carpet, loft hatch and ceiling light.

Hallway:

The hallway gives access to entrance porch, sitting room, boot room, utility room, kitchen, bathroom and family room. The hallway comprises of carpet, electric radiator, two wall lights, two ceiling lights and door leading to rear garden.

Boot room:

The room is situated to the rear of the property and comprises of benches fitted to the wall, ceiling light and carpet.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Utility room:

The utility room is situated to the rear of the property and comprises of window, worktop, sink unit, space for washing machine and dryer and pendent light fitting.

The garden, which is just under an acre, is mainly lawn area with driveway and ample parking area to one side, large outbuilding and stone wall to front boundary overlooking Loch Fyne.

Bathroom: 3.85m x 2.90m approx.

The bathroom is situated to the rear of the property and comprises of window, bath, shower unit with electric shower, W.C. wash hand basin, electric radiator and carpet.

Sitting room: 5.90m x 5.80m approx.

This good sized room is situated at the front of the property giving fantastic sea views, the room comprises of glazed patio door, velux window, two further windows, one to the front and one to the side, carpet, ceiling light, electric radiator, door to hallway, door to kitchen and hatch to kitchen.

Kitchen: 5.80m x 3.10m approx.

The kitchen is situated at the front of the property with window giving fantastic sea views, the room comprises of fitted floor and wall units including sink unit, velux window, ceiling light and door to hallway.

Family room: 3.95m x 3.80m approx.

The family room is situated towards the rear of the property and is open plan with the dining room. The room comprises of fireplace with old Rayburn, window to rear garden, electric radiator, pendent light fitting, stairway to upstairs landing and doorway to second hallway.

Dining room: 4.05m x 2.90m approx.

The dining room is situated to the front of the property with window offering fantastic sea views and the room comprises of carpet and pendent light fitting.

Bedroom 1: 3.90m x 2.95m approx.

Situated at the rear of the property, this double bedroom consists of window, carpet and ceiling light.

Bedroom 2: 3.95m x 3.50m approx.

The good sized double bedroom is situated at the front of the property with window offering fantastic sea views. The room comprises of pendent light fitting, electric radiator and carpet.

Shower room: 2.15m x 1.40m approx.

The shower room is situated at the back of the property and comprises of shower cubicle with electric shower, W.C., wash hand basin and carpet.

Upstairs landing:

The upstairs landing gives access to bedrooms 3 and 4 and comprises of sky light window, carpet and large cupboard.

Bedroom 3: 5.05m x 3.95m approx.

This good sized double bedroom is situated towards the front of the property with window giving fantastic elevated sea views and the room comprises of two spotlights and carpet.

Bedroom 4: 5.05m x 4.70m approx.

This good sized double bedroom with window giving fantastic sea views, comprises of carpet, pendent light fitting and electric radiator.

Garden:

The garden, which is just under an acre, is mainly lawn area with driveway and ample parking area to one side, large outbuilding and stone wall to front boundary overlooking Loch Fyne.



