



Quay Cottage, Quay Close, Inveraray, PA32 8XA

- 2 bedrooms /1 bathroom
- Central location
- Ideal FTB/Holiday home
- Renovated to a high standard
- Walk in to condition
- EPC - D (67)

**Fixed Price Of
£130,000**

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OVERVIEW Situated in the heart of Inveraray and full of character, Quay Cottage is believed to be one of the oldest buildings in the town. It has recently been renovated to an exceptionally high standard. Entering the property, you are met with an open plan and cosy lounge area. There is plenty of natural light from the windows on the East & West elevation and the lounge has plenty of space to accommodate a sofa plus additional furniture. The property has neutrally decorated carpet and walls, and also has an electric fire.

The well fitted kitchen has light wood fronted, base and wall units complimented by black work surfaces. The kitchen benefits from a built-in electric hob and oven with stainless steel extractor hood, plus an integrated fridge and dishwasher. The terracotta coloured, ceramic floor tiles makes the kitchen easy to clean and the window on the West elevation lets in plenty of light.

Moving upstairs the large double bedroom has two large Velux windows to allow in lots of natural light. With neutral décor throughout, this room is restful and relaxing. The second double bedroom is also of good size and bright with natural light. It has a storage cupboard that houses the hot water tank. To finish, this lovely cottage has a spacious luxurious bathroom with a free standing rolltop bath and Quadrant shower cubicle with electric shower unit. The walls and floor are fully tiled in a tasteful mocha, there is ceiling downlighters and a Velux window for light. The bathroom also benefits from a wall mounted fan heater. This cottage is truly delightful and would suit most interested parties' living situations.

OUTSIDE Directly in front of the property there is space for vehicle parking.

SERVICES Mains Waste & Water, electric

DIRECTIONS When entering Inveraray from Lochgilphead, continue down the main street, turning right into the car park towards the pier. Follow the car park round to your right and on your right hand side you will find Quay Close.

VIEWINGS Would you like to view this property? Please call your local agent to arrange a viewing today on 01631 569 466 (option 3)

DISCLAIMER We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



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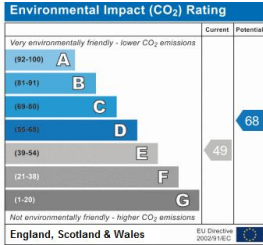
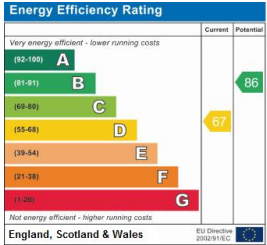


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Fixtures & Fittings

These will need to be agreed with the seller

Council Tax

Argyll & Bute Council Tax - Band TBC

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 a viewing



