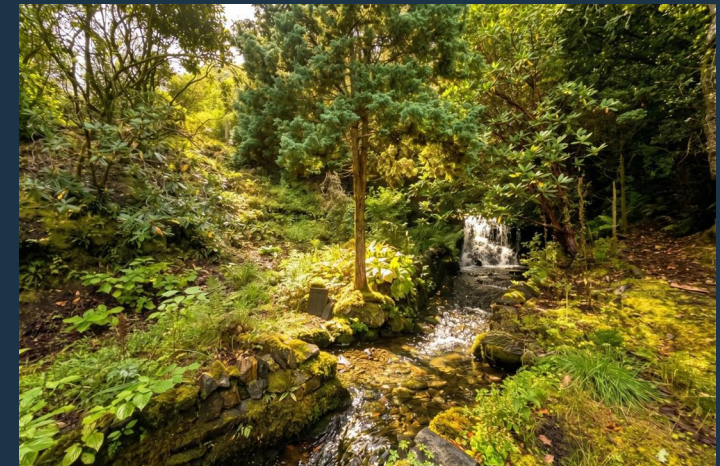




BURNSIDE COTTAGE, BY MINARD - INVERARAY, PA32 8YQ

OFFERS OVER £270,000

Stewart Balfour and Sutherland are delighted to bring to the market Burnside Cottage, an attractive three-bedroom extended stone-built cottage enjoying a beautiful countryside setting near Minard, with extensive gardens, excellent parking and no onward chain.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

BURNSIDE COTTAGE MINARD

- Charming extended stone-built cottage • Three spacious double bedrooms • Large living/dining room & kitchen/breakfast room • Extensive gardens with stream, bridges & waterfall • Two driveways, ample parking & covered carport • Solid fuel heating, double glazing & no onward chain



Burnside Cottage is an attractive three-bedroom extended stone-built cottage, enjoying a delightful countryside setting near Minard and conveniently positioned between Inveraray and Lochgilphead. Surrounded by attractive rural scenery, the property offers generously proportioned accommodation, extensive garden grounds and excellent private parking.

Inveraray, approximately 12–13 miles away, provides a good selection of shops, cafés, bars, restaurants and hotels, together with popular attractions including Inveraray Castle. Lochgilphead, approximately 13 miles away, offers a wider range of everyday amenities including supermarkets, primary and secondary schooling and Mid Argyll Community Hospital. The beautiful National Trust for Scotland gardens at Crarae are also nearby, while good road and bus connections provide links towards Inveraray, Lochgilphead and Glasgow.

Burnside Cottage is approached by two separate driveways. One provides parking for approximately two vehicles, while the larger principal driveway offers parking for several cars and leads to a useful covered carport, which could also provide an excellent sheltered space for outdoor dining and barbecues. The front garden is predominantly laid to gravel for ease of maintenance, complemented by established shrubs and planting.

The accommodation is entered through a useful entrance porch leading into an inner hallway, from which three spacious double bedrooms and the family bathroom can be accessed. The original part of the cottage benefits from particularly generous ceiling heights, adding to the feeling of space. A door from the hallway leads into the large living/dining room, with ample space for both lounge and dining furniture. This in turn leads to the generously proportioned kitchen/breakfast room, fitted with a good range of wall and base units. Two useful storage cupboards include one as excellent storage and a second providing a large pantry.

The extensive garden grounds are a particular highlight and lie predominantly to the rear. An attractive walkway passes through wrought-iron arches and arbours with established climbing and flowering plants and continues alongside a small stream. Several charming bridges cross the water, while the grounds extend beyond the stream and upstream towards an attractive waterfall. The gardens rise to an elevated position behind the cottage before opening onto a substantial gently sloping grassed area. They offer tremendous scope for keen gardeners while remaining relatively low maintenance in their present form. A useful external WC is also ideal when gardening or entertaining outdoors.

Further benefits include solid fuel heating and double glazing. Burnside Cottage is presented in a good state of repair and combines spacious accommodation with extensive gardens, excellent parking and a beautiful Argyll countryside setting.

Offered to the market with no onward chain, early viewing is highly recommended.

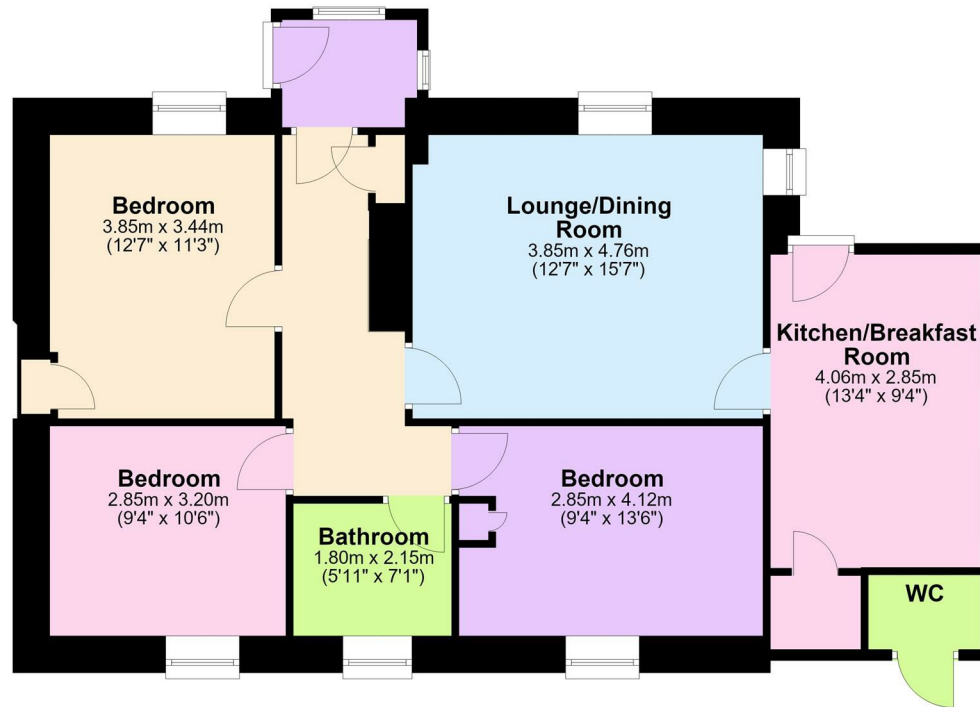






Ground Floor

Approx. 84.2 sq. metres (906.2 sq. feet)



Total area: approx. 84.2 sq. metres (906.2 sq. feet)



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

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