



CAMPBELL COTTAGE

1 INVEREOCH COURT, ARROCHAR, ARGYLL AND BUTE



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Charming C-listed stone built cottage within the Loch Lomond & The Trossachs National Park

Tarbet 1.4 miles ■ Alexandria 19 miles ■ Glasgow 38 miles

- Characterful 4 bedroom cottage
- Private rear garden and garage
- Picturesque Loch and Mountain views
- Located in a rural yet accessible location close to local amenities
- Excellent transport links and schooling available
- Electric vehicle charging point

Galbraith

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 OnTheMarket





SITUATION

Campbell Cottage is situated within the Loch Lomond and The Trossachs National Park in the village of Arrochar at the north of Loch Long. The property is some 2 miles to the west of the village of Tarbet, which sits on the banks of Loch Lomond, a renowned tourist spot. The property benefits from excellent access directly onto the A83 which links onto the A82 leading into the centre of Glasgow.

Local day to day services are provided in the rural settlements of Arrochar and Tarbet, with the larger populations of Helensburgh and Alexandria allowing for a wider range of amenities and services, all within 20 miles of Arrochar. The City of Glasgow, Scotland's largest city, is 42 miles to the south with world renowned shopping outlets, businesses and entertainment. Glasgow Airport is within an hour's (35 miles) drive and offers regular flights to London and a wide range of international destinations.

The immediate area is well suited to the outdoor enthusiast being within the boundary of the Loch Lomond and The Trossachs National Park. There is a large range of recreational pursuits including water sports such as canoeing, kayaking and windsurfing all offered on Loch Lomond and Loch Long, the Loch Lomond Sailing Club is located at the north of the Loch with organised races throughout the year.

There is also on land activities such as walking and cycling with the Arrochar Alps situated at the head of Loch Long which contains 5 Munros and a range of Corbetts. There are excellent fishing opportunities nearby for salmon, sea trout, brown trout, and course fishing for both fly and trawled fishing.

Primary schooling is available locally at Arrochar Primary School with secondary schooling at the Hermitage Academy in Helensburgh with a bus provided to and from the town. There is a variety of private schooling within an hour's drive in Glasgow or Lomond School in Helensburgh.

DESCRIPTION

Campbell Cottage is a delightful C-listed 4 bedroom traditional cottage nestled within the beautiful village of Arrochar. The front vestibule leads into a cosy living room with a wood burning stove, off of which is dining room. There is also a spacious kitchen. Two double bedrooms are accessed from the stairs in the lounge which are facilitated by a family bathroom. Two further double bedrooms are accessed from the stairs off the dining room and are facilitated by a shower room. Further information on the listing category can be found at: <https://portal.historicenvironment.scot/designation/LB830>

ACCOMMODATION

The accommodation is set over two floors and comprises:

Ground Floor: Vestibule, Lounge, Kitchen, Dining Room, Utility Room, and Office.

First Floor: Four double bedrooms, Family Bathroom, Shower Room.

The layout is presented in more detail in the floorplan contained within these particulars however the office and utility room is not included in the plan.

GARDEN

A stone chip drive leads to the front and then wraps around the rear to allow access to the single garage. The rear garden is mostly well kept lawn facing onto the surrounding hills, with a stone chipped seating area perfect for outdoor entertainment and BBQs all enclosed by a wooden fence and shrubs. Parking is available in the courtyard and on the driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Campbell Cottage	Mains	Mains	Mains	Freehold	LPG Gas	Band E	D68

POST CODE

G83 7AB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/cracks.roadmap.riverbed>

SOLICITORS

McArthur Stanton, Helensburgh

LOCAL AUTHORITY

Argyll and Bute Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

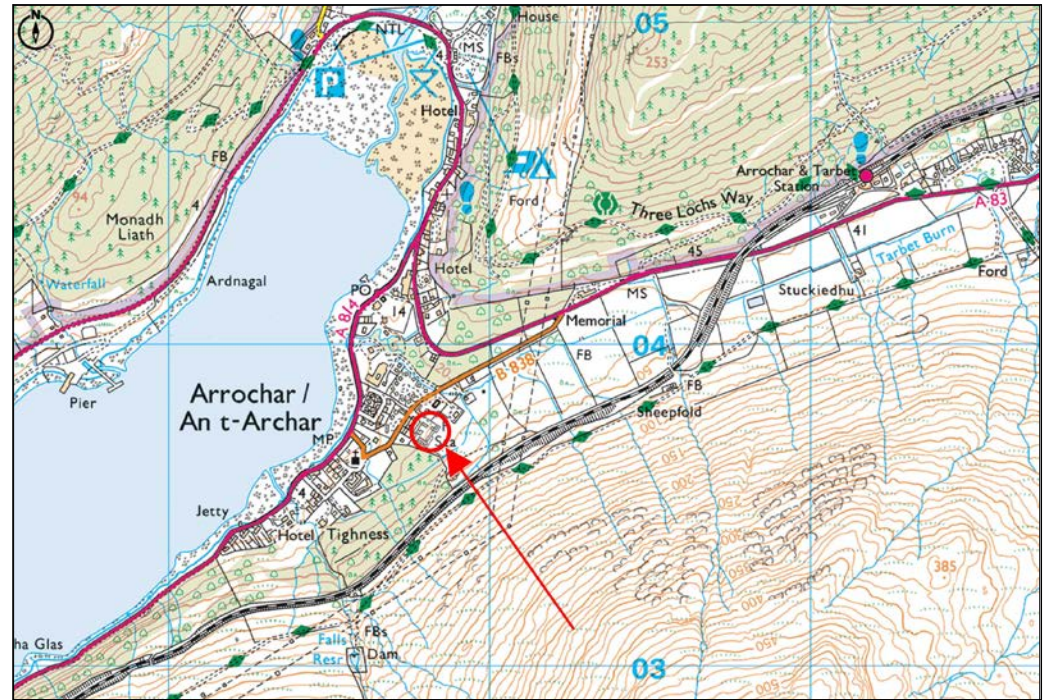
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

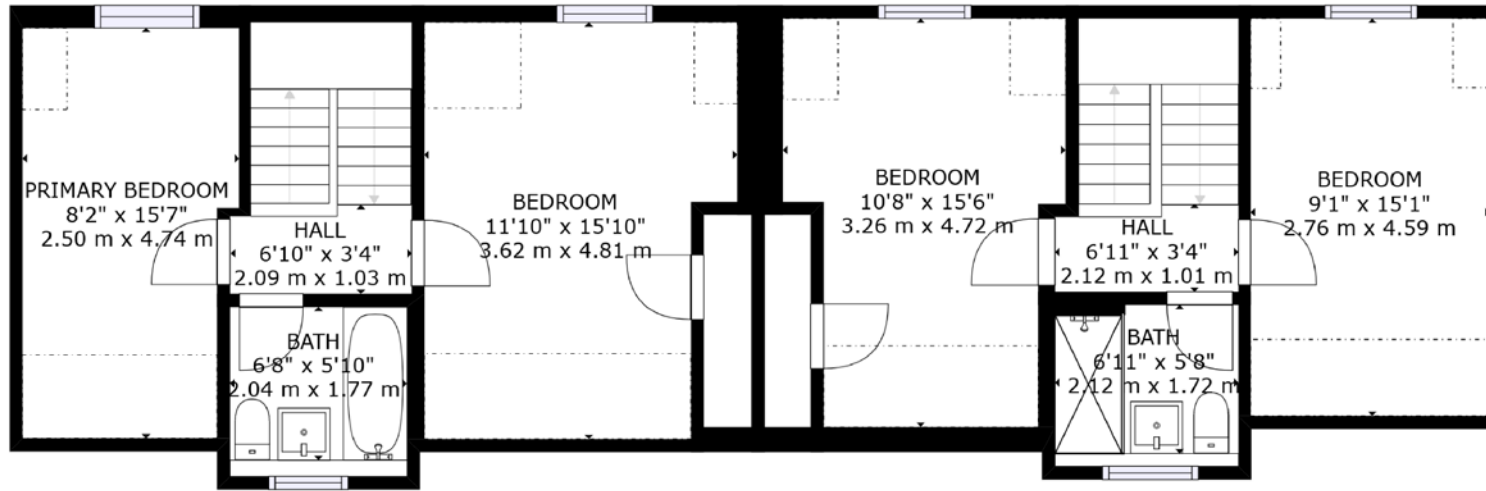
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

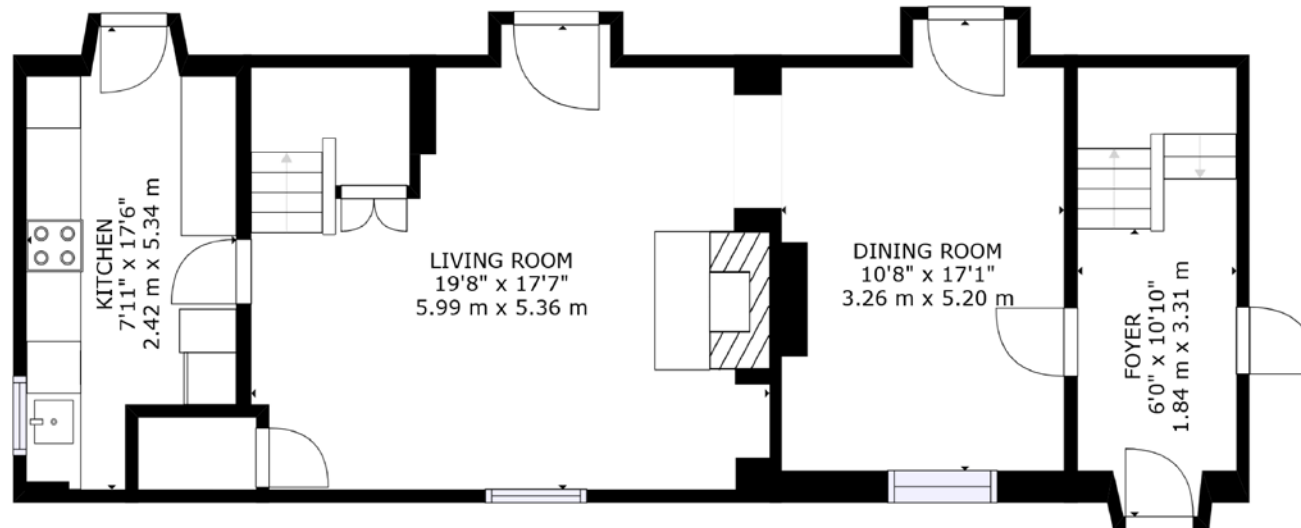








FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 744 sq. ft, 69 m2, FLOOR 2: 734 sq. ft, 68 m2
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 149 sq. ft, 14 m2
 TOTAL: 1478 sq. ft, 137 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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