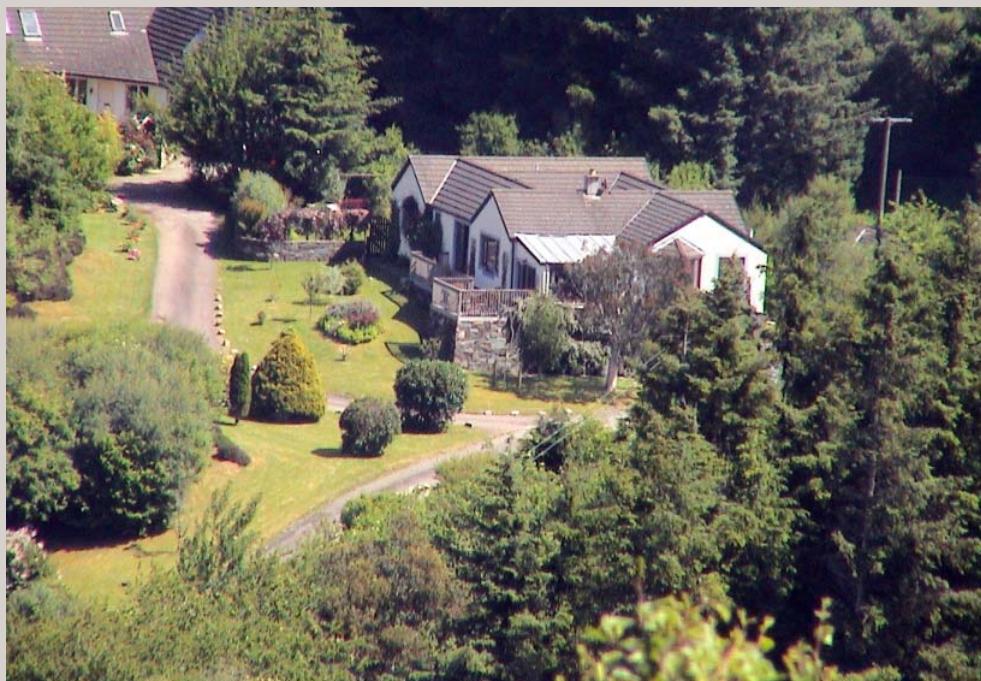




Ruadh Sgeir

Crinan | by Lochgilphead | Argyll

STRUTT
& PARKER





Ruadh Sgeir

Crinan | by Lochgilphead | Argyll | PA31 8SW

Lochgilphead 7 miles, Oban 35 miles, Glasgow Airport 86 miles, Glasgow 95 miles

Situated in the popular coastal village of Crinan, a substantial detached house with water views

Lower Ground Floor:

Entrance vestibule | hall | utility room with wc off | store room.

Ground Floor:

Breakfasting kitchen | dining room | sitting room with open fire | sun room opening onto decking | atrium | bedroom 1 with ensuite bathroom | bedroom 2 with ensuite shower room | two further bedrooms | study/bedroom 5 | bathroom | linen cupboard.

Outbuildings:

Attached single garage | under deck store.

Grounds:

Garden and off-road parking.

For sale as a whole





Situation

Ruadh Sgeir has an elevated situation in the captivating coastal village of Crinan.

The house has views towards Loch Crinan and out to Jura, Scarba and the Gulf of Corryvreckan. A viewing point is to the front of the house which has spectacular views of the harbour and beyond.

Crinan is a small and charming west coast harbour basin and anchorage village and forms the sea end of the Crinan canal. The canal is always a colourful spectacle with passing yachting, cruising and pleasure craft using the waterway to connect the inland sea lochs, the Clyde estuary and the Kyles of Bute with the more testing sailing of the western Isles.

The area is well known for its dramatic and natural scenic beauty and this has always drawn people to the area making it a popular tourist destination.

Lochgilphead (7 miles) has a good range of local shops and amenities that adequately cater for everyday needs and

requirements with further shopping including a Tesco supermarket available at Oban. Glasgow is the nearest major city and has a complete and extensive range of shopping, cultural, higher educational and leisure services normally associated with a major centre.

Achnamara (6 miles) has a reputable local primary school and there is a secondary school in Lochgilphead with a school bus service and a service bus.

The area offers a fine range of relaxing outdoor pursuits with pleasant canal-side walks and more testing hill walks. Field sports are available in the area and include stalking, driven and walked up shooting as well as fishing, both sea and inland hill loch.

The Mid Argyll swimming pool is in Lochgilphead.

A local bus service provides a local and city service and the nearest main line rail station is at Oban.

Description

Ruadh Sgeir is an attractive modern detached house over two levels with bright, flexible and spacious accommodation, completed in about 1990.

An entrance vestibule leads to a reception hall which gives access to a store room, utility room with wc off and a single garage. It also leads to the main level. A key feature of the property is the atrium which provides plenty of natural light and divides the public and sleeping accommodation which is all on the one level. There is a spacious breakfasting kitchen, whilst the public accommodation comprises a dining room with a floor to ceiling bay window and a sitting room with an open fire and opening into a sun room which provides access to the decking and has excellent views.

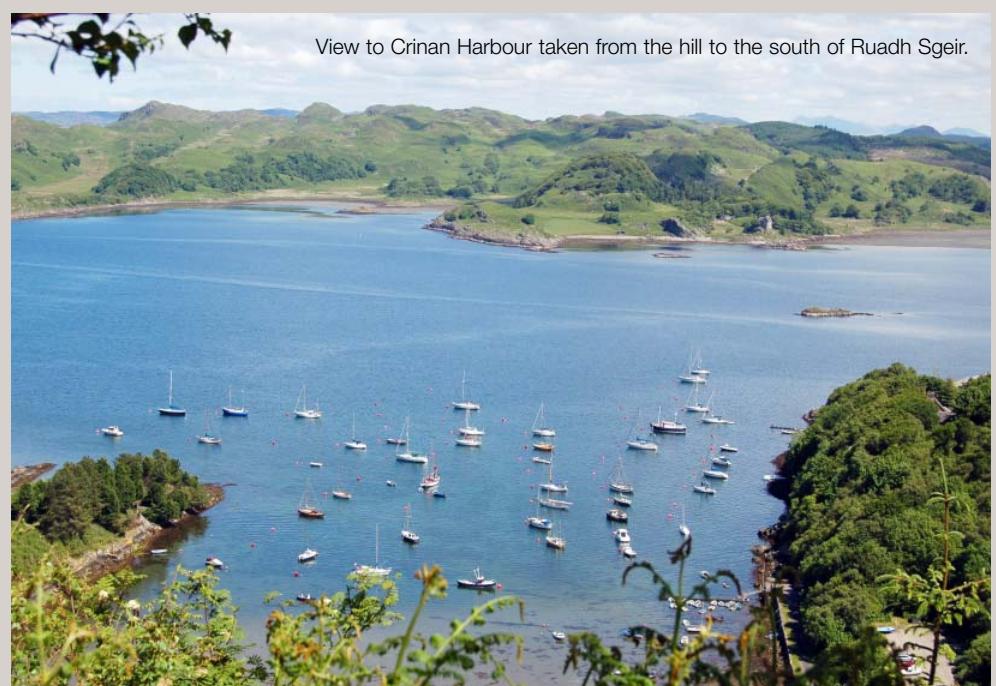
The master bedroom has an ensuite bathroom and opens onto the decking. In addition, there is a bedroom with an ensuite shower room and three further bedrooms, one of which is currently used as a study. A family bathroom and spacious linen cupboard complete the accommodation.

An attached single garage is accessed from the vestibule.

The property is situated within well managed formal grounds. An area of hard standing provides off-road parking space. A feature of the grounds is the decking which has an excellent outlook and is built upon an attractive stone wall. The garden grounds are predominantly down to lawn, with an enclosed private garden to the side which is well stocked with a range of flowering plants and shrubs.

The current owners rent a mooring at the Crinan Boatyard.

The owners currently run a Bed & Breakfast business at the property through Wolsey Lodges.

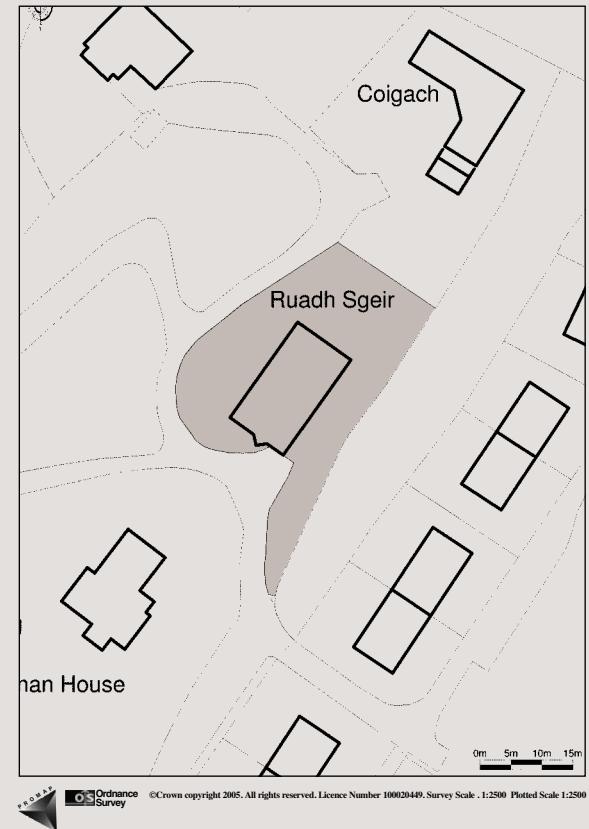


Ruadh Sgeir



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, stairs, balconies and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

Not to scale for guidance only



General

Local Authorities

Argyll & Bute Council. Tel: 01546 602127.

Services

Mains electricity and water, private drainage. Electric storage heating and fully double glazed. Bottled gas supplies the cooker.

Note: The services have not been checked by the selling agents.

Council Tax

Ruadh Sgeir is in Band F, and the amount of council tax payable for 2010/2011 is £2270.

Viewing

Strictly by appointment with Strutt & Parker, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

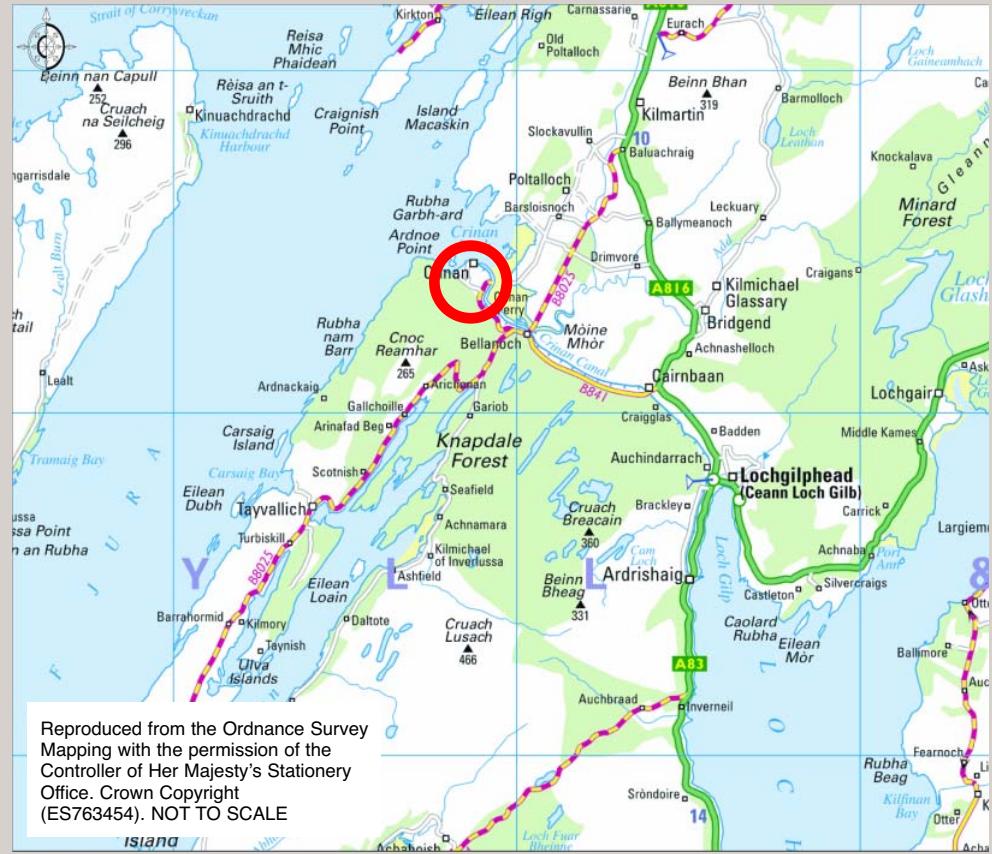
All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.



Travel Directions

From Lochgilphead proceed in a northerly direction on the A816 for about 2 miles. Bear left on the B841 and pass through Cairnbaan. Continue along the canal side following signs Crinan. Bear right at the junction before Crinan and continue for about 400m before turning left at the Crinan Cottages. Continue in front of cottages and turn right. Ruadh Sgeir is the first house on the hill behind the cottages.



If you require this publication in an alternative format, please contact Strutt & Parker on tel 0141 225 3880.

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