




McEwan Fraser Legal

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SHORE ROAD, COVE, HELENSBURGH, G84 0NX



LOCATION

COVE

The charming village of Cove is nestled beautifully on the shore of Loch Long, on the eastern side of Gare Loch in Argyll and Bute. Situated only 10 minutes drive from Gareloch village, nearby Kilcreggan (3.1 miles) and the busy HMNB Clyde naval base. A 25 minutes Loch-side drive with stunning scenery takes you to Helensburgh and Glasgow is accessible within a 60-minute drive.

The location is stunning with Loch Lomond only a few miles to the east. As mentioned, nearby Kilcreggan (3.1 miles) also offers amenities and stunning scenery. There is a good primary school for the children in Kilcreggan. The high school is in nearby Helensburgh with a council-run school bus service to and from the area. There are local amenities nearby including a village shop and hotel in Cove, as well as a health centre and more shops in Kilcreggan. The surrounding scenery is breathtaking, and it makes a great place to call home.

AILS CRAIG

SHORE ROAD, COVE

McEwan Fraser Legal is delighted to present this unique 4 bedroom Bungalow in one of the most peaceful locations in Scotland. This unique family home has infinite potential to extend and further upgrade, giving any discerning buyer the opportunity to create something very special.

The accommodation consists of a bright and very relaxing lounge which given its shape would suit a range of furniture configurations. The inset fire is sure to be a comforting feature during cosy evenings in this lovely room. The dining room is a good size and also benefits from a handy hatch into the kitchen. Again, this could quite easily be adapted to put your own print on this wonderful home. However, as it stands - this very relaxing zone of the home provides the perfect place for more formal dining occasions whilst entertaining friends and family. The spacious kitchen

makes a fantastic hub for the home around breakfast and dinner times. Finished with a lovely range of light wood fitted units, with contrasting worktops, a fantastic electric hob, oven, and dishwasher. There is also a really handy utility room with a free-standing washing machine, taking you out into the garden. All in all, it's an ideal space for any chef to serve up a marvellous meal. In total four double bedrooms adorn this relaxing home. The master further benefitting from an en-suite and sliding wardrobes virtually spanning wall to wall. All bedrooms have marvellous integrated storage with ample space for free-standing furniture. The family bathroom is very spacious and contains a white suite with a bath and shower above it. A mains shower supplying endless quantities of hot water for long refreshing showers. The walls are tastefully finished in easy-clean tiles for a traditional look and convenience.



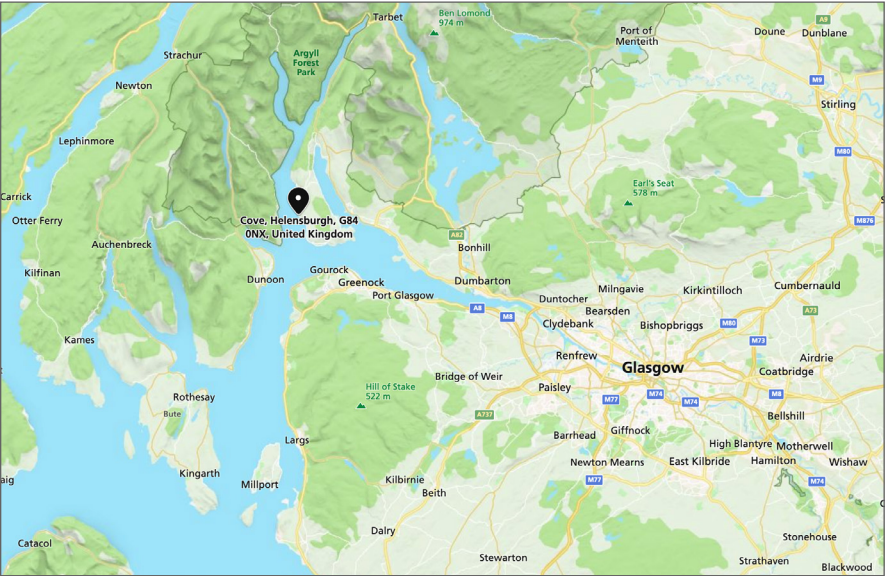
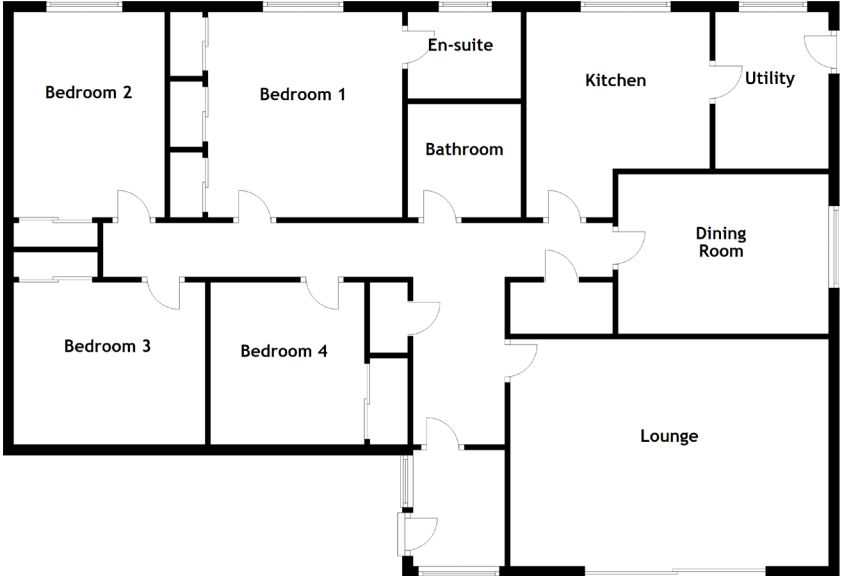


SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 4.20m (13'9")	Bedroom 4	3.00m (9'10") x 2.85m (9'4")
Dining Room	3.90m (12'10") x 2.95m (9'8")	Bathroom	2.10m (6'11") x 2.10m (6'11")
Kitchen	3.40m (11'2") x 2.90m (9'6")	En-suite	2.10m (6'11") x 1.60m (5'3")
Utility	2.90m (9'6") x 2.10m (6'11")		
Bedroom 1	3.60m (11'10") x 3.60m (11'10")	Gross internal floor area (m²): 134m²	
Bedroom 2	3.70m (12'2") x 2.80m (9'2")	EPC Rating: E	
Bedroom 3	3.55m (11'8") x 3.00m (9'10")		





The garden space and potential is what makes this such a unique opportunity. On sunnier days, the partial views of the Loch are simply breathtaking. The private garden offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. The large double garage/workshop provides the perfect place for anyone to while away the hours with their dream project. The driveway area offers parking for many vehicles and the abundance of land offers so many options to be creative with hard and soft landscape - a gardener's dream.

This great home would make an ideal buy for any family or couple that have always dreamed of stepping back a bit and letting the world get on with it, whilst they enjoy their own perfect piece of heaven. This rarely available stunning property and location combination offer a quality of life most families rarely get the chance to enjoy.


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