



**McEwan Fraser Legal**

Solicitors & Estate Agents

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## Woodside

CRARAE FURNACE, INVERARAY, PA32 8YA



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*Crarae Furnace, Inveraray, PA32 8YA*

“...a beautiful rural position overlooking Loch Fyne, with wonderful open aspects...”

Woodside is set in a beautiful rural position overlooking Loch Fyne, with wonderful open aspects. It is situated approximately two miles from the village of Furnace and ten miles from Inveraray which is known as the gateway to Argyll and is a bustling town steeped in history which dates back some 400 years.

As one of the main towns in Argyll, Inveraray boasts an interesting range of independent shops including craft shops, butchers and a kiltmaker, as well as a number of hotels, restaurants, bars and coffee shops. The main attraction is Inveraray Castle, the seat of the 13th Duke of Argyll, Chief of Clan Campbell.

Lochgilphead is the main centre of mid Argyll

and provides a variety of amenities including shops, banks, secondary school, hospital and a sports centre.

The area is renowned as a centre for sailing with the Crinan Canal providing a link to the Sound of Jura and opening out to the Firth of Clyde. Other recreational pursuits abound, including fishing, hill walking and climbing.





## Woodside

is one of the finest homes in 'Crarae, Furnace' to come to the market in recent times and is a stunning four bedroom detached Cottage. It has been maintained to a great standard by its current owners, who have created a fabulous family home, which is both flexible and adaptable.

The property sits within slightly sloping gardens, which wraps around this stunning property. The property can be accessed via a large chipped driveway, which provides off-street parking for a number of vehicles.

The front elevation of the property belies the accommodation internally, which comprises; a welcoming vestibule; open plan kitchen/breakfast/sitting room with fitted floor and wall units, popular for a quick coffee with friends or for just chilling with the Sunday papers and is sure to become the 'hub' of the home and is a real delight. Off the kitchen is a large utility area.

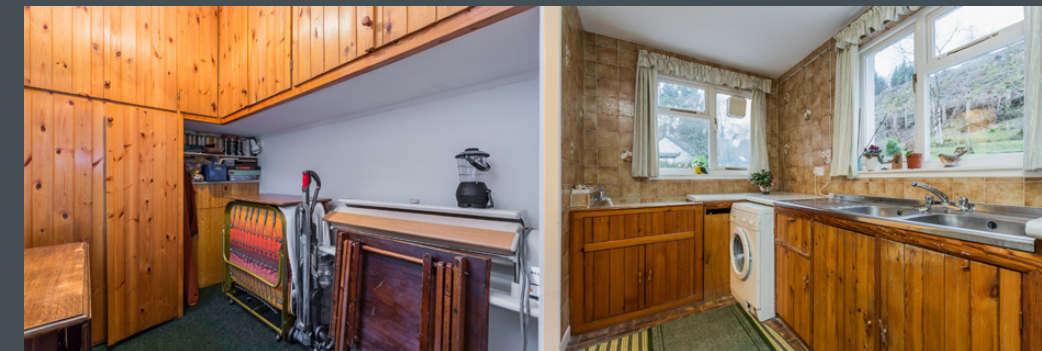
Also on the ground floor are two double bedrooms and a single, all offering ample space for freestanding furniture if required. A fantastic three-piece bathroom suite provides the perfect ambience in which to unwind. For those requiring live/work arrangements, the small study is a welcome addition and is sure to prove popular with the kid's homework or your home working.

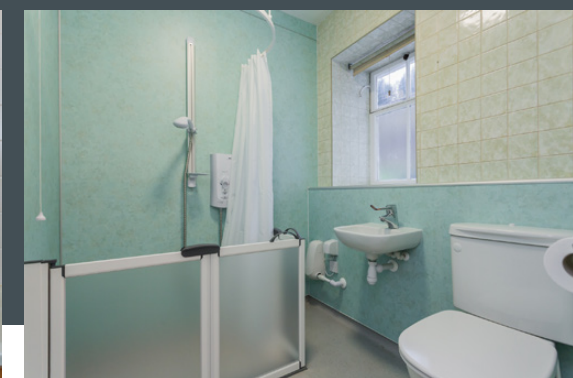
The first-floor level consists of the principal bedroom, there are ample storage spaces and plenty of room for additional freestanding furniture. Finally, internally is a stunning lounge which takes advantage of the views of Loch Fyne and beyond.

The cottage is set in stunning gardens which wrap around it. There is a large detached garage and workshop, which could be converted into additional living accommodation subject to the relevant planning approval.



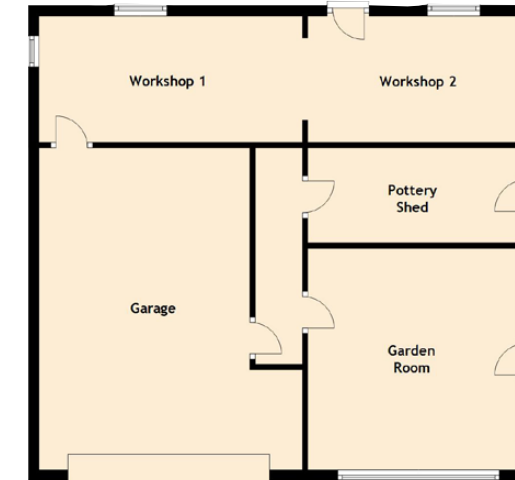
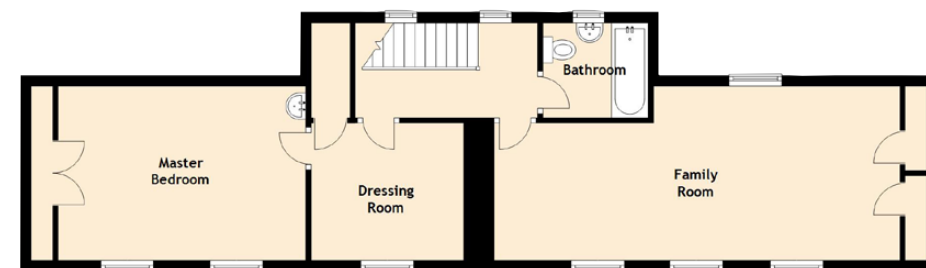
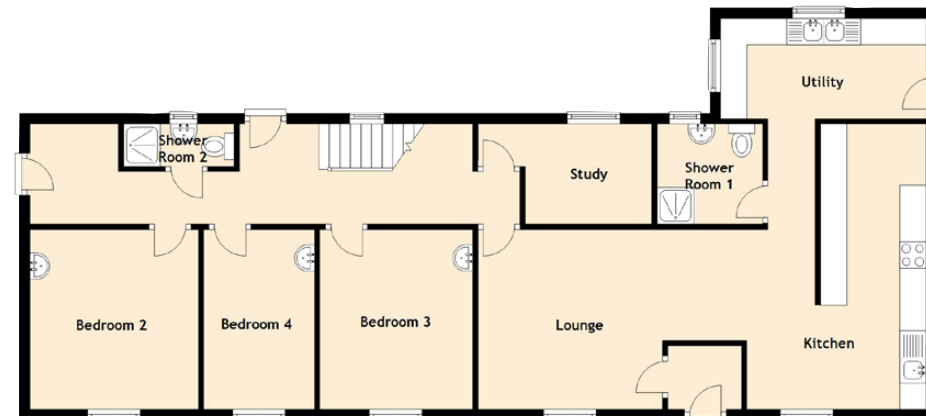
“...a fabulous family home, which is both flexible and adaptable...”





# Details

## Floor Plan, Dimensions & Map



Approximate Dimensions (Taken from the widest point)

Lounge	3.50m (11'6") x 3.40m (11'2")
Study	3.30m (10'10") x 1.80m (5'11")
Kitchen	5.40m (17'9") x 3.40m (11'2")
Utility	3.90m (12'10") x 1.90m (6'3")
Family Room	7.70m (25'3") x 3.40m (11'2")
Master Bedroom	4.70m (15'5") x 3.30m (10'10")
Dressing Room	2.90m (9'6") x 2.60m (8'6")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 4	3.40m (11'2") x 2.10m (6'11")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Shower Room 1	2.00m (6'7") x 1.80m (5'11")
Shower Room 2	2.10m (6'11") x 0.80m (2'8")

Garage	5.40m (17'9") x 5.00m (16'5")
Garden Room	4.20m (13'9") x 4.00m (13'1")
Pottery Shed	4.00m (13'1") x 1.80m (5'11")
Workshop 1	5.00m (16'5") x 2.40m (7'10")
Workshop 2	4.00m (13'1") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 154m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): Fitted floor coverings.



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Text and description  
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Surveyor



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer