

4 Scott Cottages

BRIDGE OF ORCHY, ARGYLL AND BUTE, PA36 4AE



CHARMING TWO BEDROOM COTTAGE WITH
STUNNING VIEWS AND MAJESTIC GARDEN



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McEwan Fraser is delighted to present this charming two-bedroom cottage to the market. Internally, the property has been substantially overhauled by the current owner and is presented to the market in excellent condition, giving any discerning buyer a fantastic opportunity to really put their own stamp on it.

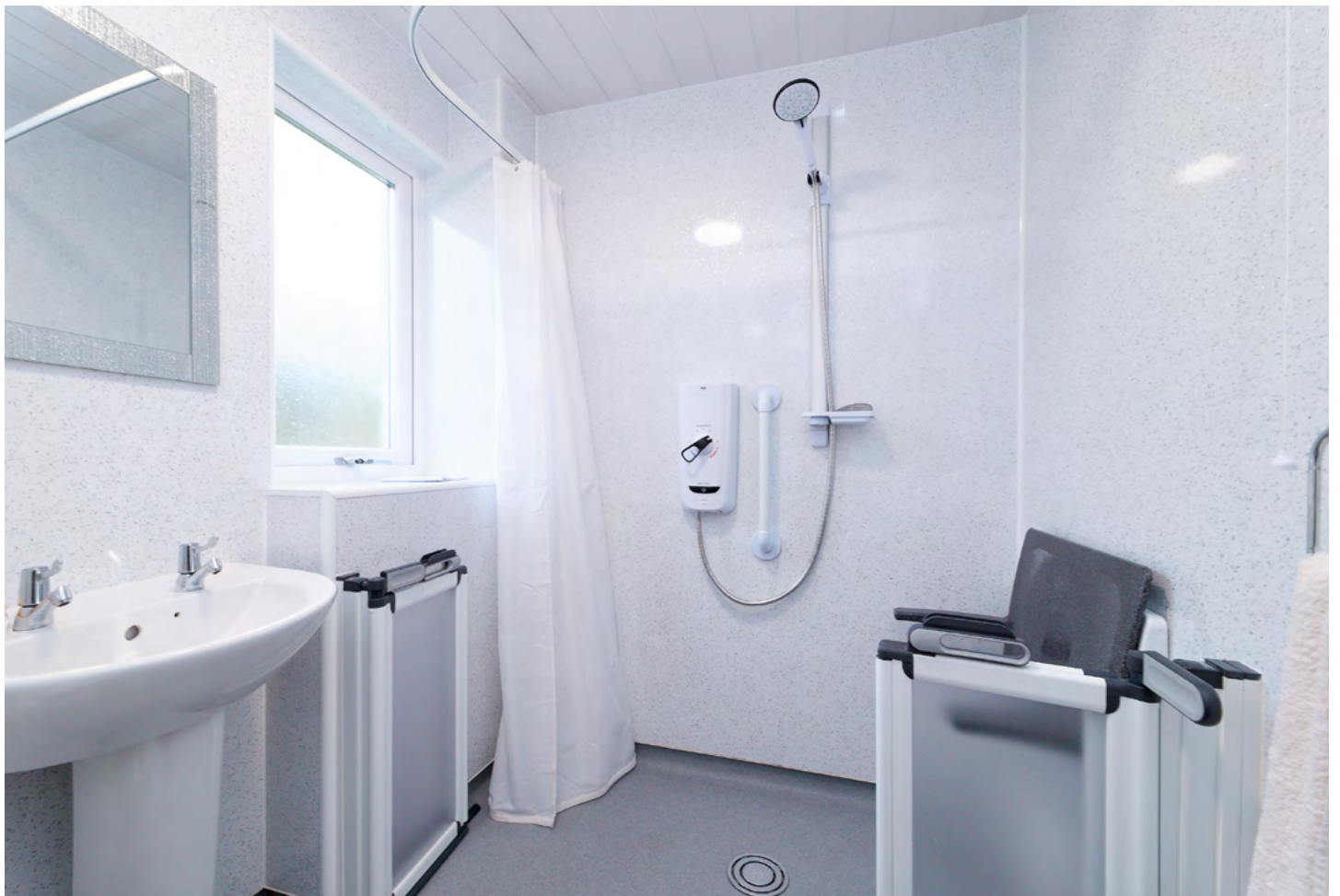
The accommodation comprises two double bedrooms, a generous lounge/dining area, kitchen and wetroom. Externally, there is a beautiful garden on the banks of the river. It also gets the sun long into the evening and boasts some of the most incredible views in the country. This is a charming property and internal viewing is highly recommended. The property is entered through a welcoming hallway with a handy vestibule for muddy boots. The accommodation is focused on the generous living room where you have two beautiful aspects to look out onto. The kitchen is immediately adjacent to the living room and there is an ample range of base and wall mounted units offering excellent prep and storage space.

Internal accommodation is completed by two bedrooms and the bathroom. The master is a particularly generous double with ample floor space for a large bed and a full range of furniture. The wet room has been newly installed and is on the ground floor. For extra warmth and comfort, the property boasts double glazing and off-peak electric storage heaters.

the lounge







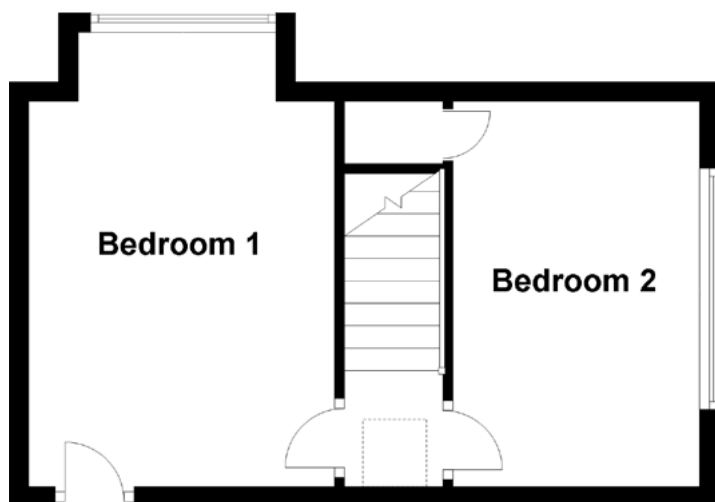
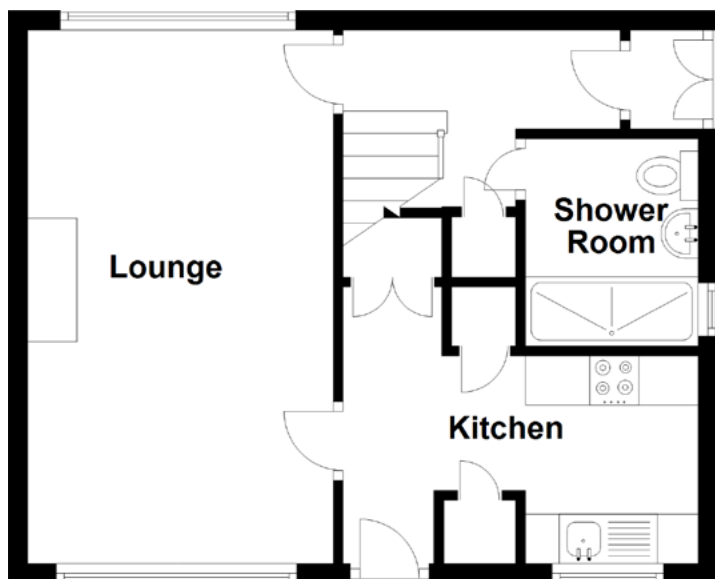
bedroom 1





bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.10m (10'2")
Kitchen	3.60m (11'10") x 2.00m (6'7")
Bedroom 1	4.60m (15'1") x 3.10m (10'2")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")

Shower Room	2.05m (6'9") x 1.75m (5'9")
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Gross internal floor area (m²): 65m²

EPC Rating: E

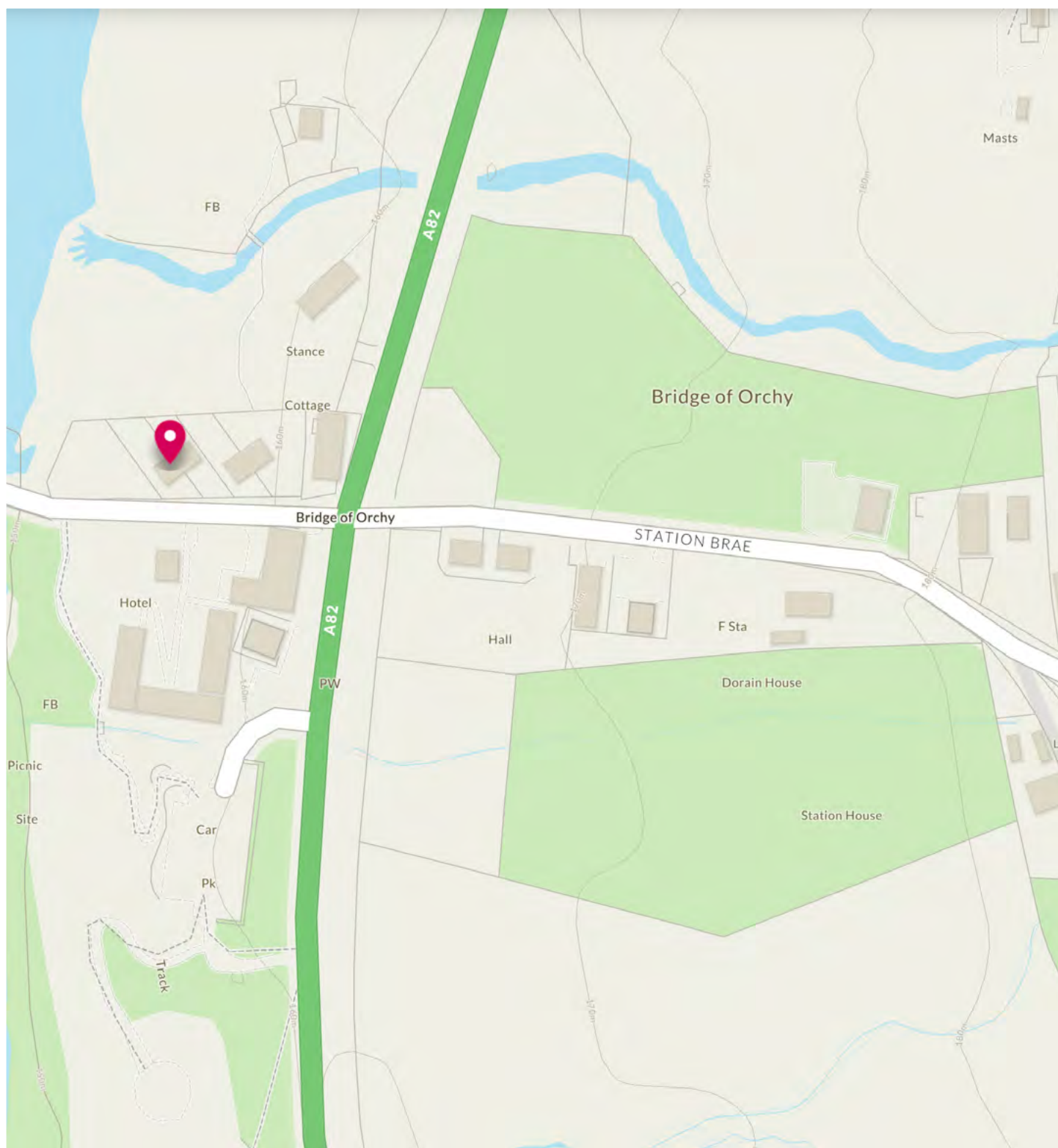
Floor Plan





Bridge of Orchy lies on the A82, the main road up the west side of the central highlands, just before you hit the surreal landscape of Rannoch Moor and the majesty of Glencoe beyond it. In many ways, the West Highland Way can be seen as the most recent route to be developed through Bridge of Orchy, and it brings a steady stream of travellers to and through the village at a pace slow enough to appreciate it.

Only seven miles from Tyndrum. Bridge of Orchy station lies a couple of hundred yards east and uphill from the hotel, and is on the West Highland Line from Glasgow to Fort William. With this, Bridge of Orchy can boast a nearly full set of transport links. Bridge of Orchy is also popular for two other reasons. One is the use of the River Orchy here by canoeists and white water rafters, though this owes less to transport than sheer adrenaline. Another significant attraction is the climb of the dominant summits of Beinn Dorain and Beinn an Dothaidh. These two Munros, at 3,524ft and 3,267ft respectively, tower over the village and lie immediately to its east. Access is via a path leading up to the bealach between the two from the underpass beneath the railway at the station. Walkers are encouraged to use the new car park near the hotel rather than the station car park.



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