



Ard-na-Slaite occupies an entirely secluded and completely private position on the shore of Loch Fyne about a mile from St.Catherine's. The house is situated on Cairndow Estate about half a mile along the estate road which joins the Inveraray-dunoon road (A815). Glasgow is 55 miles by road, Glasgow Airport under an hour via Erskine Bridge, Dunoon, with frequent ferry services to Gourrock, is 25 miles and Inveraray is 16 miles away.

Description Ard-na-Slaite is a traditional cavity wall construction with slated roof, built in 1968. Accommodation consists of two public rooms, three bedrooms, kitchen, bathroom and utility room. Windows are aluminium sliding sash, single glazed. The house is spacious and well fitted. Window sills, skirting boards and architraves are in hardwood as are the internal doors downstairs. Each bedroom has windows on two sides and the sitting room has windows on three sides as well as the bay. Externally the house is roughcast and has been treated with Protex with 11 years of the 15 year guarantee still to run. Maintenance costs are minimal. Decorative condition is excellent.



Accommodation comprises;

Entrance porch Double glazed aluminium front door, toilet with W.C. and vanitory unit. Nightstore heater, vinyl floor covering.

Reception hall Fitted mirror door wardrobe nightstore heater, fitted carpet.



Sitting room 23'10" by 21' aarox (including bay window)
Two nightstore heaters. Hardwood floor. Feature fireplace in granite with Jetstream solid fuel fire. Understairs cupboard.





Dining room 13' 10" by 9' 9" approx
Double glazes patio door with vertical louvre blind. Night-store heater. Fitted carpet. Access to utility room.

Utility room 9' 9" by 6' 0" approx
Stainless steel sink unit. Plumbed for automatic washing machine. Vinyl floor covering. External door to wood-shed.



Kitchen 9' 11" by 10' 11" approx
Fully fitted with solid oak units. Stainless steel sink and drainer, fan assisted double oven, electric hob, cooker hood, nightstore heater. There is a spacious, ventilated larder. Vinyl floor covering.

Upper hall

Fitted carpet and stairway fully carpeted. Nightstore heater. Fully shelved linen cupboard containing hot water storage tank. Access to loft.

Bedroom 1 14' 6" by 9' 10" approx

Large mirror door wardrobe. Walk-in cupboard fitted with shelves and hanging space. Panel heater.

Bedroom 2 14' 6" by 9' 10"

Walk-in cupboard fitted with shelves and hanging space. Vanitory unit, electric towel rail, nightstore heater.

Bedroom 3 9'11" by 7' 6"

Cupboard with shelf and hanging space. Fully fitted with wardrobe and overhead lockers on one wall. Fitted dresser with drawers and cupboard. Fitted carpet.



Bathroom

Fully tiled. Modern suite with cast iron bath. Shower cabinet electric shower. Wall heater and ceiling heater. Mirrored cabinet, electric towel rail, vinyl floor covering.

Garage Single garage with up-and-over aluminum door. Power point and light.

Services Mains water and electricity. Drainage by septic tank. Hydro Electric Total Control Heating is installed. Normal nightstore heaters operate on cheap rate with additional boost period in afternoon and, in severe weather, also in evenings. This is radio controlled. The water heating, including shower, bedroom heating and one feature fire in sittingroom are on cheap rate 24 hours per day.

Garden About 1/8th of an acre, mainly in grass, with some fruit bushes. Gravelled area in front of house. Solar dome greenhouse. Ample parking. Deep water anchorage available with access from sheltered beach.

Price range £125,000 to include all fitted carpets and curtains. Offers, which must be in Formal Scottish Legal Terms should be submitted to

Neill Clark,
Royal Bank Buildings,
Gourock,
Renfrewshire.

The seller is not obliged to accept any offer.

Entry By arrangement

Viewing arrangements Phone owners;

Mr. & Mrs. J. Brodie,
0499 2110