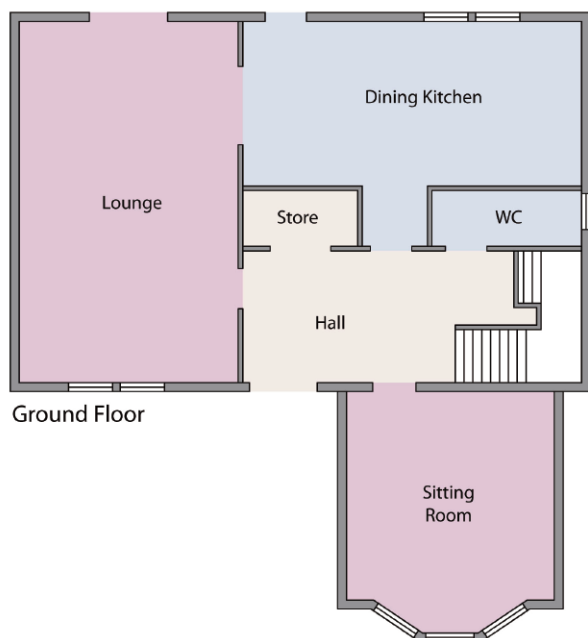




### **ARROCHAR - Plot 4, Cobblers Rest, G83 7AX**

ENJOYING AN ELEVATED LEVEL SITE WITH ASPECTS WEST ACROSS LOCH LONG THIS OPPORTUNITY ALLOWS THE PURCHASER AN IDEAL OPPORTUNITY TO CREATE THEIR IDYLIC FAMILY HOME MINUTES FROM ALL AMENITIES AND EXCELLENT ROAD LINKS TO HELENSBURGH AND GLASGOW.

PROPOSED ACCOMMODATION COMPRISES ENTRANCE HALLWAY, LOUNGE, LIVING ROOM, DINING KITCHEN, CLOAKROOM, FOUR BEDROOMS, TWO ENSUITE AND FAMILY BATHROOM.



### Price

Offers should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

### Services

The is mains water, gas, electricity and drainage to the main road. .

### Vendor

Clients of G&S Properties

### Negotiator

Mark Adams

### Reference

3604

### Travel Directions

From Balloch travel north on the A82 passing Luss Inverbeg heading towards Tarbet. On entering Tarbet continue on the A83 travelling west towards Arrochar. At Arrochar take the A814 travelling south where the site lies on the left just after The Village Inn marked in red on the attached map.



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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

1) These particulars do not form any part of an offer or contract.

2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

### Head Office

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G61 2RH

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