

GUIDE PRICE
£140,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
3rd June 2020



Greystonelea Lodge Gartocharn, Alexandria, G83 8SD

Heritable three bedroom house situated in the Loch Lomond National Park suitable as a holiday let investment

Bid1.

Property Summary

- Heritable three bedroom house
- Situated in the Loch Lomond National Park
- Rural location
- Holiday let investment opportunity
- Vacant possession

Location

Gartocharn is a village in West Dumbartonshire situated within the Loch Lomond National Park. It lies about 18 miles north west of Glasgow, which can be accessed via the A81 and A809. Stirling lies about 26 miles to the east, which can be accessed via the A811. The southern shore of Loch Lomond lies about 3 miles to the north. Glasgow Airport is 22 miles away and the city centre can be reached by train from Balloch Station (3 miles) with trains every 30 minutes.

The property lies about 1 mile south of Gartocharn Village in a rural location. Nearby attractions include Balmaha Millennium Forest, Balloch Castle Country Park, Drymen village, Loch Lomond Golf Club and Glengoyne Distillery.

Description

A three bedroom detached property arranged over ground and first floors. The ground floor provides open plan living accommodation including living area, dining area and kitchen area plus a utility room. There is also a bedroom on the ground floor plus a wet room with shower and WC. The first floor provides two further bedrooms and a bathroom with jacuzzi bath, shower and WC. Externally there is a balcony, a patio plus private gardens and private parking.

We understand that there is no sewerage system or electricity serving the property. No warranties are given in this regard and prospective purchasers are advised to make their own enquiries and undertake their own investigations. We further understand that there is a restriction on occupation of the property to be no more than three consecutive months and no more than six months in any calendar year. Prospective purchasers are referred to the legal pack in this regard.



Tenure

Heritable

EPC

Rating 65 Band D

Local Authority

Loch Lomond & The Trossachs National Park
01389 722600
www.lochlomond-trossachs.org

These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



Contact BidX1

Simon Bailey

simon.bailey@bidx1.com

+44 (0)20 3929 8403