



**THE SCHOOL HOUSE, LOCHGOILHEAD, PA24 8AW**

**OFFERS OVER £180,000**

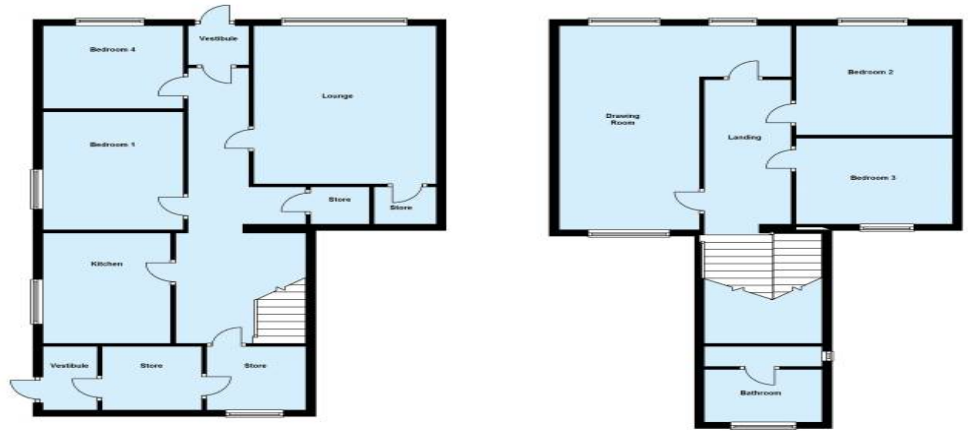
## GENERAL DESCRIPTION:

Situated in arguably in one of Scotland's most scenic locations this unique former school house must be viewed internally and externally to appreciate its many fine merits. In need of refurbishment the property would benefit from modernisation and general upgrading. No lapsed, there has been Planning Permission for a building plot within the sizeable garden grounds. Currently the property comprises entrance vestibule, welcoming reception hall, lounge, study/bedroom 4, two store rooms and rear vestibule on the ground floor. Upstairs there is a drawing room with superb views across the loch, two further bedrooms and a bathroom. As mentioned there are extensive garden grounds which also encompass an outbuilding/garage.

Lochgoilhead is a thriving picturesque village as the name suggests at the head of Loch Goil. A local shop come Post Office caters for most daily needs with more extensive shopping to be found in surrounding larger towns. Sporting, leisure and rural pursuits are literally on the doorstep whilst for those wishing to relax there are a number of fine bars and restaurants to choose from.

## TRAVEL:

Upon entering Lochgoilhead on the B839 heading south into the village, drive towards



the Post Office and the School House is on the left hand side at the union with Donich Place.

## MEASUREMENTS:

Lounge: 14'11 x 10'7 (4.5m x 3.2m)

Study/Bedroom 4: 10'7 x 6'0 (3.2m x 1.8m)

Kitchen: 11'2 x 9'7 (3.4m x 2.7m)

Bedroom 1: 12'5 x 10'7 (3.7m x 3.2m)

Store Room 7'2 x 6'9 (2.2m x 2.0m)

Store/Vestibule: 10'7 x 6'0 (3.2m x 1.8m)

Drawing Room: 18'9 x 15'1 (5.7m x 4.5m)

Bedroom 2: 10'6 x 10'2 (3.2m x 3.2m)

Bedroom 3: 10'6 x 8'3 (3.2m x 2.5m)



**VIEWING:**

Strictly by appointment through our Property Department on 01259 723201.

**ENTRY:**

Negotiable

**COUNCIL TAX:**

Band 'E' - £1,920.81

**REF:**

AA1121

**HOME REPORT:**

A Home Report is available for this property.

**DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

**HOUSE SALES:**

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**Russel+Aitken**  
solicitors and estate agents

Property Department  
8 Shillinghill  
Alloa, FK10 1JT  
T : (01259) 723201  
F : (01259) 219398  
W: [www.russelaitken.com](http://www.russelaitken.com)

Central Property Office  
9 Cow Wynd  
Off High Street, Falkirk  
T : (01324) 626107  
F : (01324) 620994  
W: [www.russelaitken.com](http://www.russelaitken.com)