



Charming detached cottage with beautiful garden and fine views.

**Ailey Cottage, North Ailey Road, Cove, Helensburgh, G84**

Freehold

savills

Sitting room • Dining room • Study • Kitchen • Pantry • Shower room • Three bedrooms • Bathroom • Garden room • Shed • Workshop • Garage

### Local Information

Ailey Cottage is located on the hillside above Cove, Helensburgh and is surrounded by beautiful gardens with wonderful open aspects over the Firth of Clyde.

Nearby Cove, Kilcreggan and Peaton were established around the mid 19th century and initially were used mainly as destinations for summer houses, but as time went on, full time occupation took place. Originally there were ferries to Cove and Kilcreggan, but today Kilcreggan Pier remains the only traditional pier on the Clyde still in daily use. The peninsula has a rich architectural heritage of Victorian mansions, castles and cottages with famous architects such as Alexander 'Greek' Thomson, William Leiper and John Honeyman among the many to build impressive homes for wealthy clients. Today, many permanent homes remain, with villagers commuting to Glasgow by road in approximately 1 hour and Glasgow Airport reached in approximately 45 minutes, under normal driving conditions.

Kilcreggan has its own primary school with the local secondary school in the nearest town of Helensburgh. Lomond School in Helensburgh provides private schooling at primary and secondary level. Helensburgh is renowned as one of Scotland's most desirable towns with excellent local shopping,

swimming pool, golf course and nearby Rhu Marina.

Loch Lomond and the world renowned Loch Lomond Golf Club are approximately 20 miles away and some of Britain's most testing sailing waters can be found on Scotland's west coast.





### About this property

Ailey Cottage is a pretty two storey Victorian detached property constructed of stone under a slate roof. The home has many attractive and original features including cornicing, ceiling roses and fireplaces typical of the period.

The accommodation is formed over two floors. Entering via the porch into the welcoming entrance hall, the main reception rooms all flow neatly off here. To the left the sitting room has a fireplace with multi fuel stove and impressive views over the Firth of Clyde from a dual aspect. Across the hallway the open plan dining room and study leads through to the well-appointed kitchen which benefits from a range of floor and wall mounted cabinetry, stainless steel sink, built in oven and hob along with a Rayburn. A useful pantry/utility room is off the kitchen. A large family shower room completes the ground floor accommodation.

The first floor is accessed via a beautiful staircase with original wrought iron work from the main entrance hall. There are three double bedrooms, the principal benefiting from a large bay window with breathtaking views. The family bathroom has a bath, WC and wash hand basin.

Externally the driveway leads up to the house with parking for several cars. The garden and grounds are extensive and are mainly laid to lawn with mature fruit trees, hedges and shrubs. Additionally, Ailey Cottage benefits from a number of outbuildings including a summer

house, shed, workshop and garage.





**Tenure**  
Freehold

**Local Authority**  
Argyll & Bute Council

**Energy Performance**  
EPC Rating = F

**Viewing**  
All viewings will be accompanied  
and are strictly by prior  
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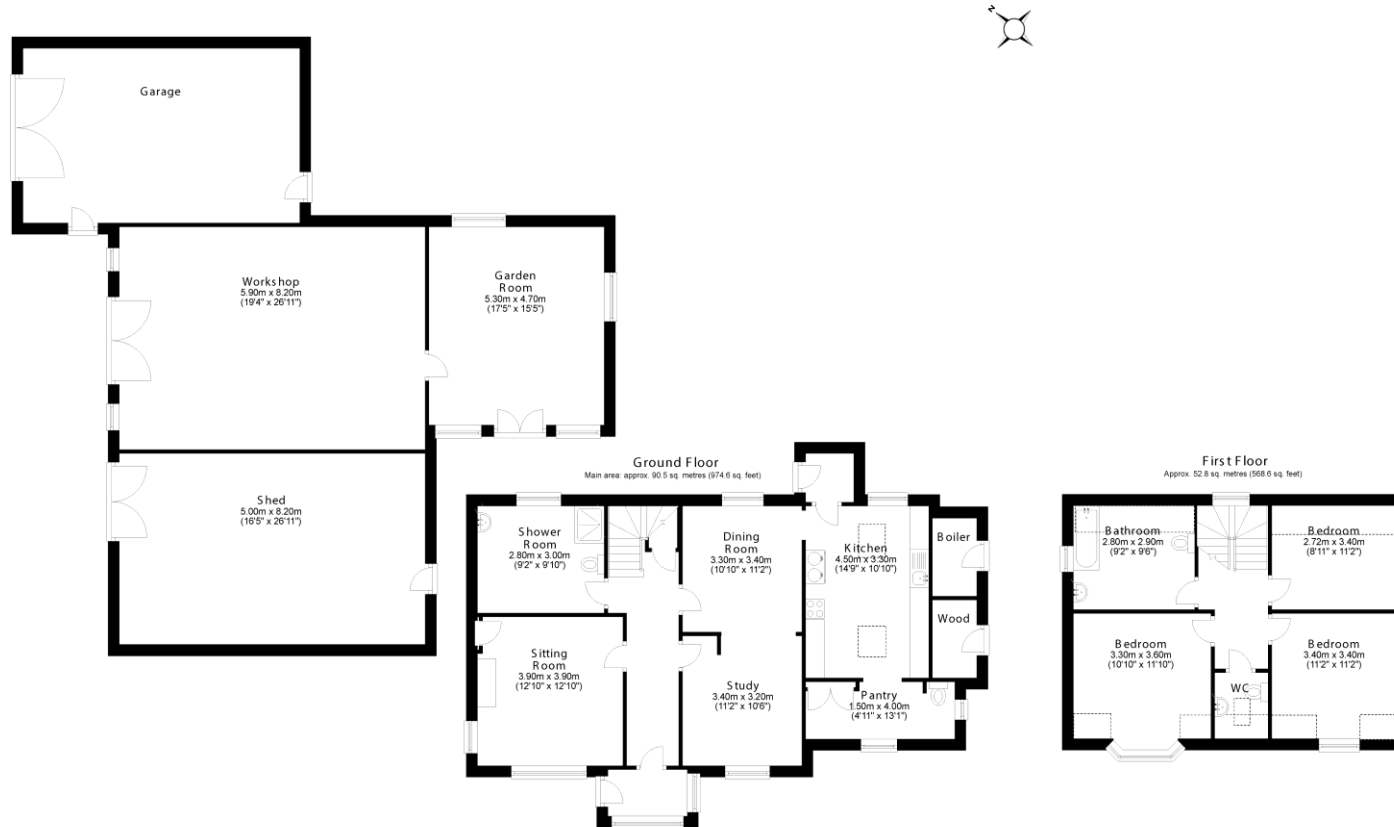


**Ailey Cottage, North Ailey Road, Cove, Helensburgh, G84**  
**Gross Internal Area 1543 sq ft, 143.3 m<sup>2</sup>**

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Ailey Cottage  
 Main area: Approx. 143.4 sq metres (1543.3 sq. feet)  
 Plus outbuildings: approx. 150.0 sq. metres (1615.0 sq. feet)  
 For identification only. Not to scale. copyright © J.P. Savills Internal Area (approx)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		91
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>	33	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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