



**24 Albert Place**

Sandbank, DUNOON, PA23 8QF

Offers Over  
**£140,000**

# 24 Albert Place

Corrigall Black are delighted to present to the market this bright, welcoming 2 bedroom semi-detached cottage situated in the sought after residential area of Albert Place in Sandbank, just a short distance from the renowned Holy Loch and its Marina. Comprising lounge with dining area, kitchen, two double bedrooms and shower room, this delightful property benefits from a great garden area, with patio doors leading directly out from the Master bedroom to the lawned area, a fantastic space to enjoy the outdoors. Presented in walk in condition, the property also benefits from two great sized storage cupboards, GCH, double glazing, off-road parking and loft space. Set out on one single level we anticipate a high level of interest in this wonderful property and therefore encourage early viewing to avoid disappointment.

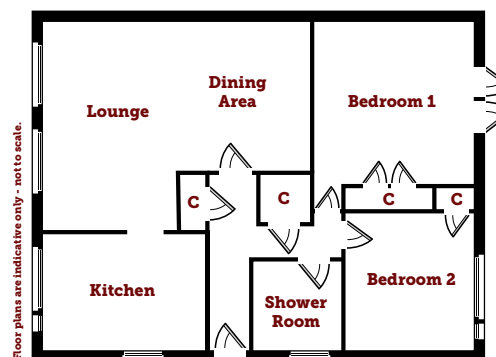
The location  
Sandbank is a lovely village situated on the Cowal Peninsula in Argyll. The area can be accessed by road or by ferries that run from Gourock to Dunoon. Sandbank village has its own primary school and play park as well as local shops and pubs. The Holy Loch Marina has a cafe and several businesses, adding to this thriving community and ideal for those with a love of sailing and other water based pursuits that are available in the stunning surroundings. The town of Dunoon lies approximately 2.5 miles away and offers a wide variety of further amenities including local hospital, GP surgeries, primary and secondary schools, supermarkets, cinema, crazy golf, swimming pool and an array of shops, pubs, and eateries. Dunoon is also home to the Burgh Hall, a renowned creative/cultural hub, and the Queens Hall, an outstanding venue for live events and housing a library, gym, and soft play area. The local region is enjoyed by outdoor enthusiasts and is a place of outstanding natural beauty that provides amazing opportunities to engage with nature.

## Property Features

- OFF ROAD PARKING
- COUNTRY VIEWS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- PATIO DOORS TO GARDEN
- WALK IN CONDITION/  
EXTERNALLY PAINTED
- SOUGHT AFTER LOCATION
- QUICK ENTRY AVAILABLE

## Measurements

Entrance Hallway	4.46 m X 0.9 m / 14'8" X 2'11" A.W.P
Lounge	4.91 m X 3.1 m / 16'1" X 10'2" A.W.P
Dining Area	3.4 m X 2.91 m / 11'2" X 9'7" A.W.P
Kitchen	3.7 m X 2.7 m / 12'2" X 8'10" A.W.P
Bedroom 1	4.3 m X 4.1 m / 14'1" X 13'5" A.W.P
Bedroom 2	3.39 m X 3.13 m / 11'1" X 10'3" A.W.P
Shower Room	1.98 m X 1.8 m / 6'6" X 5'11" A.W.P



Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.