



**Corrigan
Black**
Solicitors

To view, contact us on:
t: 01369 702941 • f: 01369 704304
or email: info@corriganblack.com

www.corriganblack.com



Glen Cottage
Kilmun, DUNOON, PA23 8SD

Offers Over
£299,995

Glen Cottage

Corrigall Black are excited to present to market 'Glen Cottage' an outstanding, fully refurbished 3 bedroom cottage with beautiful garden grounds, presented in walk in condition and situated in the tranquil village of Kilmun. Offering breath-taking sea and hill views this show stopping property comprises three double bedrooms, dining kitchen, bathroom, shower room, utility room and lounge with sliding glazed doors leading out to a wonderful raised patio area where you can sit back, relax and enjoy the stunning ever-changing scenery. The refurbishment incorporated every room of the property and included a full rewire, plumbing replaced, new kitchen, new bathroom, new shower room, new electric water heater and radiators, luxury vinyl flooring and carpet fitted, DG installed, new patio doors added and external and internal doors replaced. The cottage has been completely redecorated to ensure a beautiful contemporary finish of the highest quality. The property also benefits from parking for multiple vehicles on the driveway that leads to the garage. We anticipate a high level of interest in this rarely available, outstanding property and therefore recommend early viewing.

Location

Kilmun is a village set on the shore of the Holy Loch on the wonderful Cowal peninsula with access to fantastic hill and woodland walks. Kilmun and it's neighbouring villages are served by a post office/shop, hotel/pub, medical centre, golf club and a couple of primary schools. The area is enjoyed by outdoor enthusiasts with sailing and water sports accessible at the nearby Holy Loch marina. The renowned Kilmun Arboretum offers well maintained paths through forests with over 150 tree species, an interesting area of outstanding natural beauty.

Features

- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- FULLY REFURBISHED
- OFF ROAD PARKING/
GARAGE
- FRONT & BACK GARDEN
- ELEVATED PATIO AREA
- BREATHTAKING SEA AND
HILL VIEWS
- LOG BURNER





Entrance Hallway

Access to 'Glen Cottage' is via stairs rising to the elevated patio area where you can fully appreciate the tranquil surroundings. A beautiful new composite door with oriel window opens into an entrance vestibule with a further glazed door leading directly into the stunning contemporary hallway which sets the tone for the rest of the property. The LVT flooring and inset lighting create a bright welcoming space that offers access to all other rooms of the property.

Lounge

On entering the lounge you are immediately drawn to the sliding patio doors that lead out to the fantastic elevated patio area where the breathtaking hill and sea views can be enjoyed. This sociable space is ideal for BBQs or to sit back and relax in the comfort of the naturally therapeutic scenery. The lounge benefits from a newly fitted log burner adding to the ambience of the room and creating a lovely area for a cosy night in, watching the world go by. As well as the patio doors there is a window, that looks out to the side of the property, ensuring natural light floods this room.

Bedroom 1

This is a good sized double bedroom that has a window looking out over the rear garden. There is ample space for storage options in this stylish bedroom.

Bedroom 2

This is a further bright double bedroom and it has a window looking out to the side of the property.

Bedroom 3

This double bedroom benefits from a large window to the front of the cottage that offers outstanding, ever changing hill and sea views, a breathtaking scene to wake up to every day.

Dining Kitchen

This stunning newly fitted kitchen enjoys dual aspect windows ensuring natural light fills this wonderful, sociable space. Comprising floor standing and wall mounted units, large oven, hob, extractor hood and ample work surfaces the kitchen also has a space maximising island with integrated microwave that offers an alternative seating area for dining. This luxury kitchen also has a fantastic family sized dining area, a great space for gatherings and enjoying family meals together.

Utility

A privacy glazed door opens from the kitchen into the utility room where large windows provide views to the garden and a door leads directly out to the rear garden and driveway.

Shower Room

Accessed from the utility room this bright, extremely useful extra shower room comprises toilet, wash hand basin, shower cubicle and privacy glass window.

Bathroom

The luxurious bathroom has a stand alone bath, shower area, toilet, large wash hand basin, heated towel rail and privacy glass window. Wood panelling, beautiful decor and high quality fixtures enhance the aesthetic appeal of this stunning bathroom.

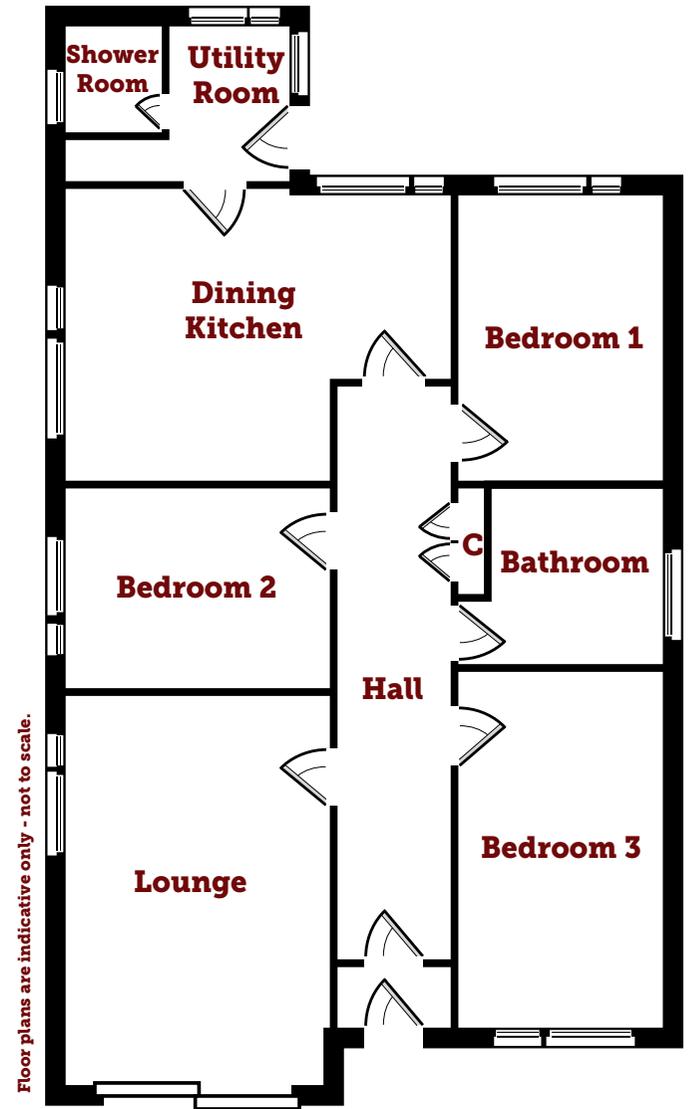
Outside

'Glen Cottage' benefits from beautiful garden space. To the front the property has an area laid to grass lying in front of the fantastic raised patio that provides elevated uninterrupted views across the Holy Loch, a stunning scene to enjoy in all seasons. The driveway runs to the back of the property where there is a garage which is the perfect space for storing outdoor tools and equipment. The back garden also has a grass area that is ideal for children and pets to run around and enjoy.



Measurements

| | |
|--------------------|--|
| Entrance Vestibule | 1.48 m X 1.16 m / 4'10" X 3'10" A.W.P |
| Entrance Hallway | 7.59 m X 1.48 m / 24'11" X 4'10" A.W.P |
| Lounge | 5.72 m X 3.77 m / 18'9" X 12'4" A.W.P |
| Dining Kitchen | 5.53 m X 4.19 m / 18'2" X 13'9" A.W.P |
| Bedroom 1 | 4.19 m X 2.94 m / 13'9" X 9'8" A.W.P |
| Bedroom 2 | 3.77 m X 3.08 m / 12'4" X 10'1" A.W.P |
| Bedroom 3 | 4.98 m X 2.94 m / 16'4" X 9'8" A.W.P |
| Utility Room | 3.43 m X 2.38 m / 11'3" X 7'10" A.W.P |
| Bathroom | 2.92 m X 2.61 m / 9'7" X 8'7" A.W.P |
| Shower Room | 1.65 m X 1.48 m / 5'5" X 4'10" 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.