

STEWART & BENNETT

SOLICITORS

7 Sandhaven, Sandbank, Dunoon, PA23 8QN



Offers In Region Of £129,000

- Two bed mid-terraced property in sought after area offering partial views to Kilmun hills.
- Accommodation comprises open-plan sitting/dining area, kitchen, utility, W.C., two double bedrooms and shower room.
- Property offers generous storage cupboards.
- Double glazed. Oil central heating. EPC: D. Council Tax: C.
- Mono blocked driveway to front offering off road parking.
- Enclosed ground to rear offers raised beds, patio and drying area.
- Property is in walk-in condition. Early viewing recommended.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Two bed mid-terraced property located within a modern sought-after area of Sandbank offering fantastic accommodation in walk-in condition. Accommodation comprises of entrance hall with 3 storage cupboards one of which houses the oil heating boiler. Combined living room and dining room is a bright space with patio doors leading out to the back garden. Utility room, kitchen, W.C., two double bedrooms and Shower room. Double glazed. Oil heating. EPC:D. Council Tax: C.

Driveway to the front offers off road parking. Garden to the rear is tiered and offers planters which could be used for growing vegetables or flowers. Patio area. Fantastic opportunity for first time buyers or those looking to down size. Early viewing recommended. Sandhaven is situated north of The Holy Loch in Sandbank which is approximately 3 1/2 miles from Dunoon. The Village sits on the banks of the Holy Loch and boasts a marina, sailing club, village shop / post office, pub, primary school, bowling club and a children-s play area.

Entrance Vestibule

Entrance gives access to the hallway. Two cupboards one housing central heating boiler. Tiled floor covering and overhead light.

Hall / Landing

Hallway gives access to W.C., utility room, kitchen, under stair cupboard and sitting room. Carpet, overhead light and radiator.

Sittingroom

5.00 m x 3.50 m / 16'5" x 11'6"

Large window to front. Open-plan sitting room and dining room. Patio door to rear leading out to the back garden. Access to kitchen. Carpet, two overhead lights and two radiators.

Kitchen

4.00 m x 3.00 m / 13'1" x 9'10"

Good size kitchen with window to rear. Wood effect wall and floor units, complementary work surface, stainless steel sink and drainer. Tiling under wall units. Space for slot-in electric cooker. Larder cupboard, Wood effect flooring and two overhead lights.

Utility

2.00 m x 2.00 m / 6'7" x 6'7"

Window to rear. Wood effect wall units offering storage. Complementary work surface. Sink, plumbed for washing machine and space for under counter fridge and freezer. Wood effect floor covering, over head light and radiator. Door gives access to rear garden.

WC

1.50 m x 1.50 m / 4'11" x 4'11"

W.C., and sink. Partial tiling to walls, Wood effect flooring, overhead light and radiator.

Upper Hallway

Upper hallway gives access to two double bedrooms, shower room, two storage cupboards, and loft access.

Bedroom 1

4.50 m x 3.00 m / 14'9" x 9'10"

Double room with window to rear. Two double built-in wardrobes. Carpet, overhead light and radiator.

Bedroom 2

4.00 m x 3.00 m / 13'1" x 9'10"

Window to front offering views of Kilmun hills. Built-in double wardrobe, carpet, overhead light and radiator.

Shower Room

2.00 m x 2.00 m / 6'7" x 6'7"

Opaque window to rear. White suite comprises W.C., Wash hand basin and shower cubicle. Tiling to walls, vinyl floor covering, overhead light and electric towel rail.

Outside

Ground to front is mono blocked and offers off road parking. Rear garden is accessed through utility room or patio doors from dining area. Patio and drying area. Garden is tiered with raised planters.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

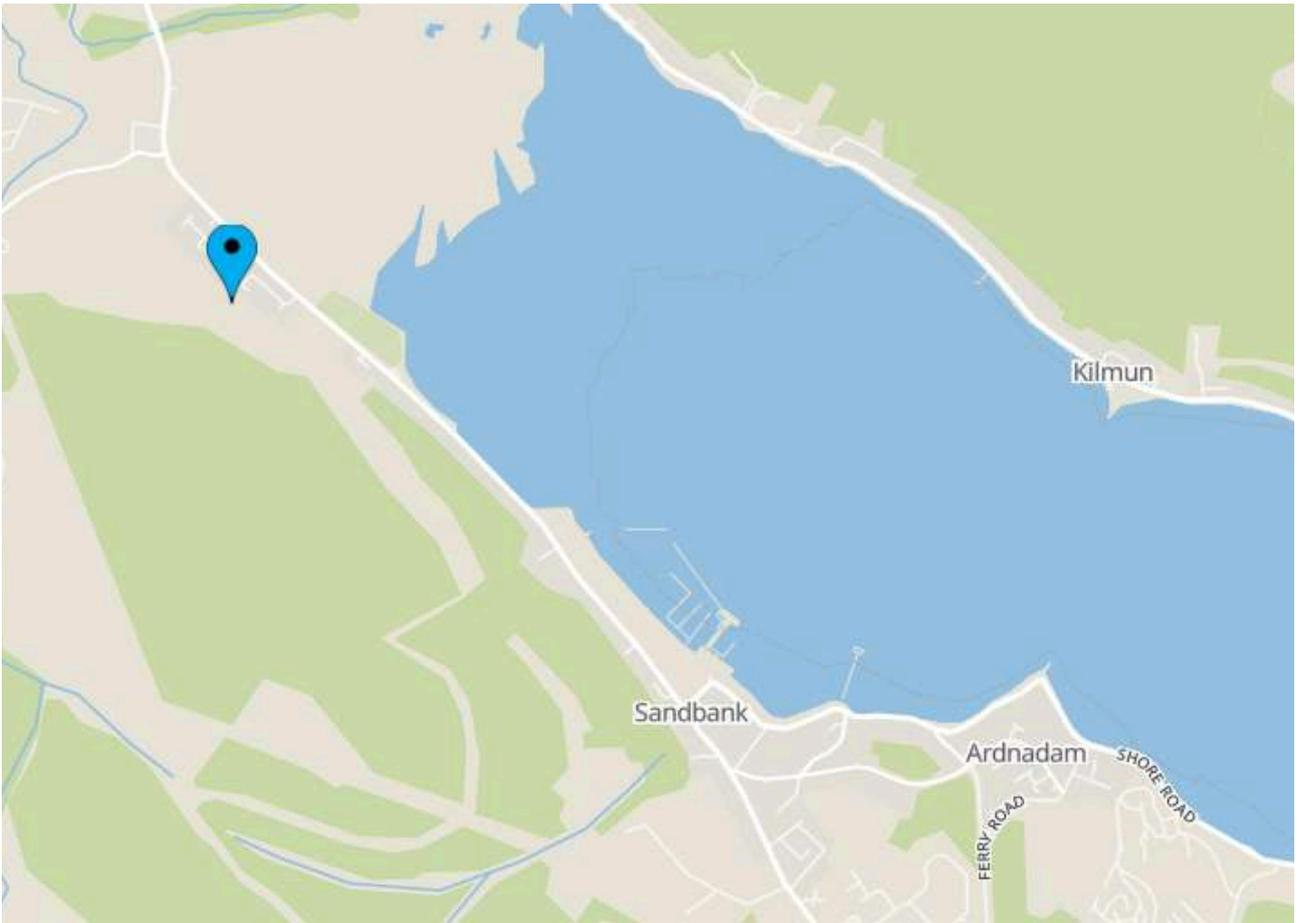
TRAVEL
Turn right on exiting ferry terminal following shore road to Sandbank. Turn right at T junction and follow road through village. Sandhaven is on left hand side. Number 7 is in first phase. Western Ferries operate a regular vehicular ferry service between Hunter's Quay (Dunoon) and McInroy's Point (Gourock) allowing easy access by car to Glasgow and surrounding areas. Caledonian MacBrayne Ltd operate a passenger only ferry service between Dunoon breakwater and Gourock Pier with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may also be reached by road via the A83 from Glasgow passing Loch Lomond and The Rest and Be Thankful then the A815.

NOTE
These particulars have been carefully prepared after due enquiry, but are provided as a guide only. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers are invited in the style of the Scottish Standard Clauses (Edition 5) The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

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Floor plans are indicative only - not to scale.

