

STEWART & BENNETT

SOLICITORS

37 Sandhaven, Sandbank, Dunoon, PA23 8QN



Offers Over £160,000

- Three-bedroom house located in popular Sandhaven development on the outskirts of Dunoon.
- Accommodation comprises open-plan sitting room/dining area and kitchen, W.C., utility room, three bedrooms and shower room. Property offers generous storage.
- Double glazed. Oil central heating. EPC: E. Council Tax: D.
- Driveway to front offers off road parking for one car. Grass area with mature shrubs. Good size enclosed garden to rear is laid to lawn with some mature shrubs. Drying area and patio.
- Fantastic family home.
- Early viewing recommended.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Three-bedroom house located in popular Sandhaven development on the outskirts of Dunoon. Accommodation comprises open-plan sitting room/dining area and kitchen, W.C., utility room, three bedrooms and shower room. Property offers generous storage. Double glazed. Oil central heating. EPC: E. Council Tax: D. Driveway to front offers off road parking for one car. Grass area with mature shrubs. Good size garden to rear is laid to lawn with some mature shrubs. Patio area offering hill views. Dunoon is the gateway to the Loch Lomond and Trossachs National Park and can easily be described as having some of the most dramatic and picturesque scenery in the west of Scotland: indeed it is an outdoor enthusiast's playground. The area is renowned for its near-endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country. Fantastic family home. Early viewing recommended.

Entrance / Hallway

Door opens into hallway. Hallway gives access to sitting room, kitchen, utility room, storage cupboard which houses electrics, and W.C. Wood effect floor covering, overhead light and radiator.

Sittingroom

6.00 m x 6.00 m / 19'8" x 19'8"

Window to front and patio doors to rear. Generous space offering open-plan living. Views of Kilmun hills. Carpet, overhead light and two radiators. Patio doors give access to rear garden.

Kitchen

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

Window to rear offering views of Kilmun hills. White wall and floor units. Complementary work surface. Tiling under wall units. Stainless steel sink and drainer. Electric hob. Built-in oven. Space for dish washer and fridge freezer. Storage cupboard. Wood effect floor covering. Overhead light. Work surface makes a divided dining area.

WC

1.50 m x 1.00 m / 4'11" x 3'3"

Opaque window to rear. White suite comprises W.C., and wash hand basin. Wood effect floor covering, overhead light and radiator.

Utility Room

2.50 m x 1.50 m / 8'2" x 4'11"

Door to rear giving access to rear garden. Belfast sink. Clothes pulley Vinyl

floor covering, overhead light and radiator.

Bedroom 1

4.80 m x 2.50 m / 15'9" x 8'2"

Good size double room with window to front. Walk-in wardrobe. Carpet, overhead light and radiator.

Bedroom 2

3.50 m x 3.00 m / 11'6" x 9'10"

Double room with window to rear offering views of Kilmun hills. Built-in wardrobe. Wood effect floor covering, overhead light and radiator.

Bedroom 3

Room8Dimensions

Window to rear offering Kilmun hill views. Built-in wardrobe. Carpet, overhead light and radiator.

Shower Room

2.00 m x 1.50 m / 6'7" x 4'11"

Opaque window to rear. Modern white suite comprises enclosed double shower, W.C., wash hand basin. Tiled walls, wet wall within shower cubicle. Vinyl floor covering, overhead light and towel rail.

Outside

Ground to front offers off road parking. Grass area with mature shrubs. Two outside storage cupboards. Enclosed ground to rear is laid to lawn with some mature shrubs. Drying area and Patio.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

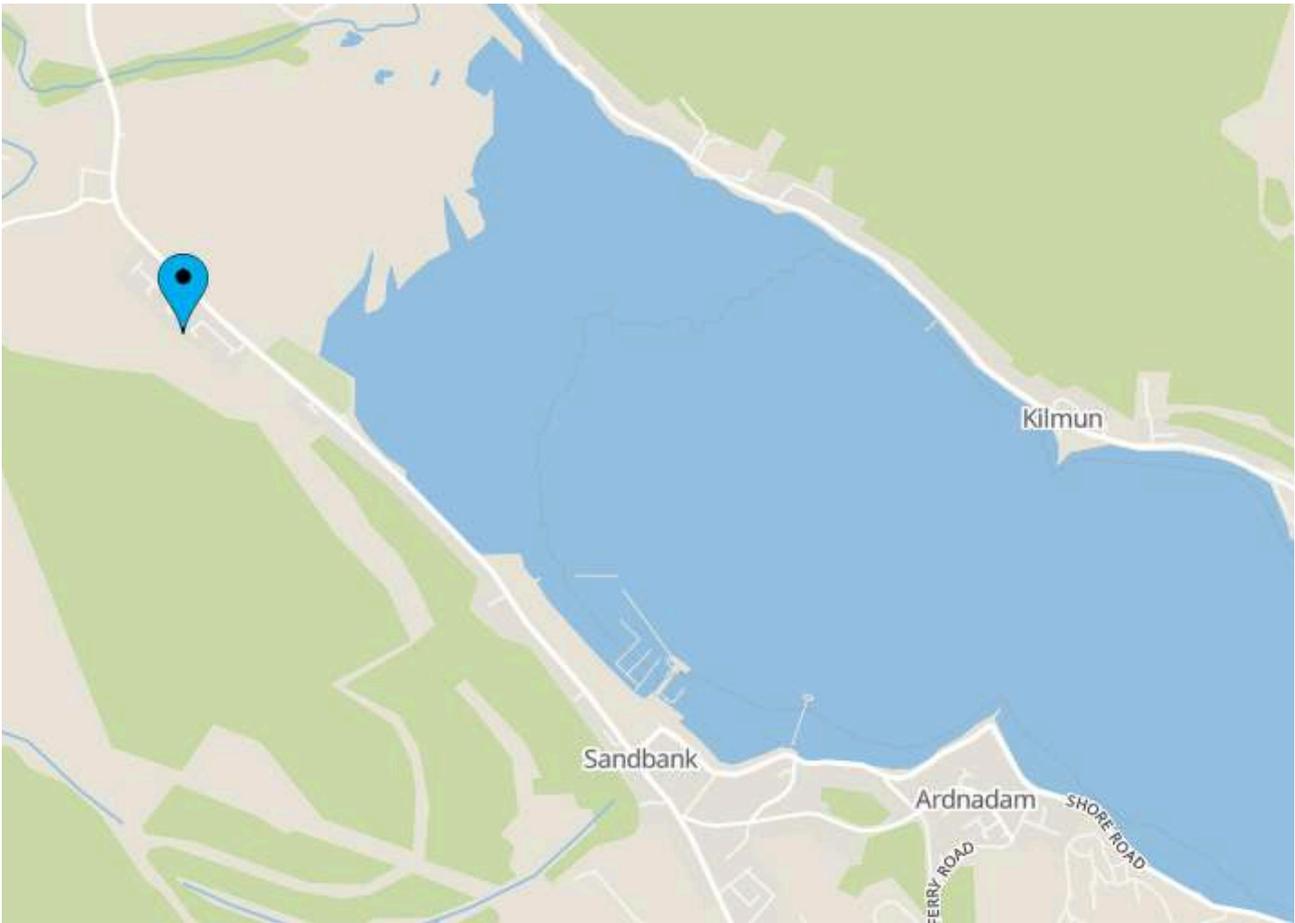
TRAVEL
Turn right on exiting ferry terminal following shore road to Sandbank. Turn right at T junction and follow road through village. Sandhaven is on left hand side. Number 37 is in first phase. Western Ferries operate a regular vehicular ferry service between Hunter's Quay (Dunoon) and McInroy's Point (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.

Stewart & Bennett, Solicitors,
82 Argyll Street, Dunoon, Argyll PA23 7NJ
Tel: 01369 704954 Fax: 01369 706695





Floor plans are indicative only - not to scale.

