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## 8 Valrose Terrace

DUNOON, PA23 7PS

Offers Over  
**£65,000**

# 8 Valrose Terrace

Corrigall Black are delighted to present to the market this exciting two bedroom project property which offers fantastic potential. Comprising lounge, kitchen, shower room, two double bedrooms and a further flexible room off the lounge, the property also benefits from a variety of great storage cupboards, front and back garden grounds, and partial sea views from the upper floor. Centrally located in the town of Dunoon, we anticipate keen interest due to the potential and price point of this project and therefore recommend early viewing to avoid disappointment.

## Location

Dunoon is an area of outstanding natural beauty. The region is steeped in history and surrounded by hills and the sea which in turn offer endless opportunities for outdoor enthusiasts. The picturesque West Bay is popular for water sport activities such as wild swimming, paddle boarding and kayaking while the nearby Bishop's Glen has fantastic forestry trails that are loved by mountain bikers, hill runners, dog walkers and families alike. A pleasant stroll along the promenade leads you to the traditional Victorian pier, the passenger ferry to Gourock and the main shopping street with its unique array of shops, cafes, pubs and restaurants. The town of Dunoon also has further amenities including supermarkets, cinema, primary and secondary schools, hospital, gym, library, and swimming pool. The local venues of the Queens Hall and Burgh Hall provide fantastic live music events and are host to a variety of shows. There is a regular vehicle ferry just 2 miles away at Hunters Quay while a passenger ferry operates directly from Dunoon to Gourock where train links can be accessed.

## Property Features

- PROJECT PROPERTY
- QUICK ENTRY AVAILABLE
- FRONT & BACK GARDEN
- PARTIAL SEA VIEWS
- 2 DOUBLE BEDROOMS
- GREAT POTENTIAL
- G.C.H
- CENTRAL LOCATION

## Measurements

Lounge	4.3 m X 4 m / 14'1" X 13'1" A.W.P
Dining Room	3.3 m X 2.9 m / 10'10" X 9'6" A.W.P
Kitchen	3.3 m X 2.88 m / 10'10" X 9'5" A.W.P
Bedroom 1	3.58 m X 3.32 m / 11'9" X 10'11" A.W.P
Bedroom 2 / Master	4.74 m X 3.87 m / 15'7" X 12'8" A.W.P
Shower Room	2.27 m X 2.13 m / 7'5" X 7'0" 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.