



**Corrigan  
Black**  
Solicitors

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

[www.corriganblack.com](http://www.corriganblack.com)



## 91 Sandhaven

Sandbank, DUNOON, PA23 8QW

Offers Over  
**£118,000**

# 91 Sandhaven

Corrigall Black are delighted to present to the market this generous, end terrace, 2 bedroom property situated in the popular Sandhaven development in the village of Sandbank. The home comprises lounge open plan to dining area with patio doors leading out to the enclosed garden grounds, kitchen, shower room, two double bedrooms and a further room located off bedroom two that would be ideal as a study/home office or a child's play room. The property has fantastic storage options with multiple large cupboards and it also benefits from wonderful outdoor space. We anticipate keen interest in this property and recommend early viewing to avoid disappointment.

## The location

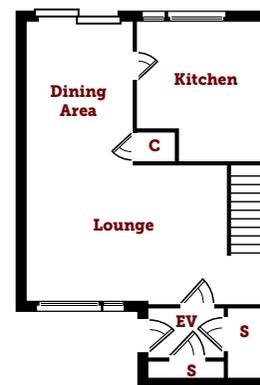
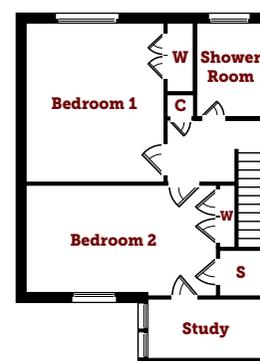
Sandbank is a lovely village situated on the Cowal Peninsula in Argyll. The area can be accessed by road or by ferry from Gourock to Dunoon. Sandbank village has its own primary school and play park as well as local shops, hotels, and pubs. The town of Dunoon, 2.5 miles away, offers a wide variety of 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. The local area is enjoyed by outdoor enthusiasts and is a place of outstanding natural beauty that provides amazing opportunities to engage with nature.

## Property Features

- END TERRACED HOME
- GARDEN GROUNDS
- FANTASTIC STORAGE
- 2 DOUBLE BEDROOMS
- COUNTRY VIEWS
- SOUGHT AFTER LOCATION
- STUDY
- QUICK ENTRY AVAILABLE

## Measurements

Entrance Vestibule	1.51 m X 0.8 m / 4'11" X 2'7" A.W.P
Lounge/Dining	6.5 m X 5.75 m / 21'4" X 18'10" A.W.P
Kitchen	3.22 m X 3.04 m / 10'7" X 10'0" A.W.P
Bedroom 1	3.81 m X 3.23 m / 12'6" X 10'7" A.W.P
Study	2.88 m X 1.78 m / 9'5" X 5'10" A.W.P
Shower Room	2.16 m X 1.75 m / 7'1" X 5'9" A.W.P
Bedroom 2	4.28 m X 2.74 m / 14'1" X 9'0" 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.