



**Corrigan  
Black**  
Solicitors

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## 2 Blair Beagh

Sandbank, Dunoon, PA23 8RJ

Offers Over  
**£125,000**

# 2 Blair Beagh

Corrigall Black are delighted to bring to market this wonderful two bedroom property, offering potential in abundance and situated in picturesque village of Sandbank. Comprising open plan lounge/kitchen, utility room, family bathroom, entrance vestibule, porch, and two double bedrooms, the property benefits from DG, garden grounds and beautiful country views. Off road cul-de-sac parking is available for residents. We anticipate a high level of interest in this fantastic project property and would encourage early viewing to avoid disappointment.

## The Location

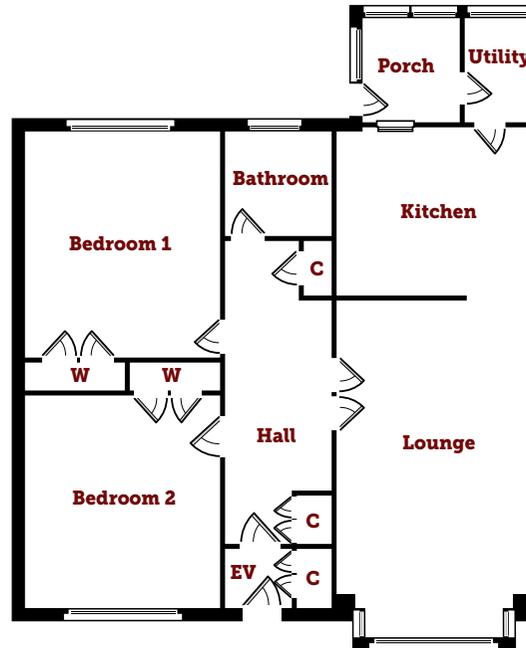
Sandbank village offers conveniences such as a shop with post office, butchers, petrol station, eating establishments and primary school. Surrounded by mountains and sea this stunning location offers endless opportunities for outdoor enthusiasts with sailing available at the nearby Holy Loch Marina. Hill walking and climbing, water sports and mountain biking are much loved local pursuits, enjoyed by many. The picturesque Glen Massan is just a short distance from the property and a place of outstanding natural beauty. The main town of Dunoon is located 4 miles to the west and offers further amenities including two supermarkets, cinema, secondary school, bowling greens, hospital and a delightful mix of shops, cafes, pubs, and restaurants. Western Ferries run a regular vehicle and passenger ferry from Hunter's Quay (2.5 miles away) to Gourrock while a passenger ferry also runs regularly from Dunoon pier (4 miles away) to Gourrock with rail links to Glasgow.

## Property Features

- SOUGHT AFTER LOCATION
- OFF ROAD CUL-DE-SAC PARKING
- UTILITY AREA
- GARDEN GROUNDS
- BUNGALOW
- STUNNING HILL & LOCH VIEWS
- OPEN PLAN KITCHEN/LOUNGE
- EARLY ENTRY AVAILABLE

## Measurements

Entrance Vestibule	1.18 m X 1.15 m / 3'10" X 3'9" A.W.P
Hall / Landing	4.7 m X 1.8 m / 15'5" X 5'11" A.W.P
Lounge	5.39 m X 3.34 m / 17'8" X 10'11" A.W.P
Open Plan Kitchen	3.34 m X 2.67 m / 10'11" X 8'9" A.W.P
Bedroom 1	3.6 m X 3.25 m / 11'10" X 10'8" A.W.P
Bedroom 2	3.68 m X 3.31 m / 12'1" X 10'10" A.W.P
Utility Room	1.92 m X 1.27 m / 6'4" X 4'2" A.W.P
Bathroom	2.08 m X 1.92 m / 6'10" X 6'4" A.W.P
Porch	1.97 m X 1.91 m / 6'6" X 6'3" 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.

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