



**Corrigan
Black**
Solicitors

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346 Argyll Street
DUNOON, PA23 7RL

Offers Over
£165,000

346 Argyll Street

Corrigall Black are excited to present to the market this delightful, 3 bedroom bungalow situated in a popular position in the heart of Dunoon. The property comprises lounge, dining kitchen, utility, 3 double bedrooms, shower room and WC. The rooms in the property are generously sized and outside the home benefits from off road parking and a lovely front & back garden. Situated within easy walking distance of the hospital, town centre and schools the home would be ideal for families or equally for those looking to down size to a one level property. With fantastic space, warm welcoming feel and in a sought after location this type of property is always in high demand so we recommend early viewing.

Situation

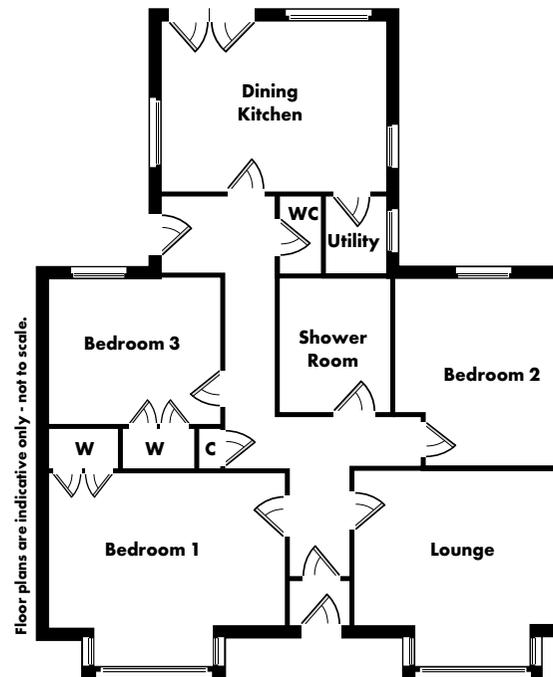
Dunoon is a small town set in the stunning Cowal Peninsula of Argyll and is just over an hour's commute from the centre of Glasgow. Argyll Ferries run a half-hourly passenger service to Gourock connecting with trains to Glasgow Central. Western Ferries run a more frequent car service from nearby Hunter's Quay to McInroy's Point. The area offers primary and secondary schools, a leisure centre, an eighteen hole golf course, two supermarkets, a variety of unique shops and restaurants and a cinema. There are numerous outdoor pursuits on offer locally including mountain biking, sailing, quad biking and hill running all available with a backdrop of outstanding scenery.

Property Features

- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- FRONT & BACK GARDEN
- PRIVATE PARKING
- GAS CENTRAL HEATING
- NEW SHOWER ROOM
- DINING KITCHEN
- CLOSE TO LOCAL AMENITIES

Measurements

Lounge	4.97 X 4.06 A.W.P.
Kitchen/Diner	5.22 x 3.84 A.W.P.
Utility room	1.91 x 1.53 A.W.P.
Shower room	2.48 x 1.74 A.W.P.
WC	1.91 x 1.09 A.W.P.
Bedroom 1	5.00 x 4.05 A.W.P.
Bedroom 2	3.75 X 3.06 A.W.P.
Bedroom 3	3.57. 2.98 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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