



**Corrigan  
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## Eilean Dubh

8 Nile Street, DUNOON, PA23 8AG

Offers Over  
**£85,000**

# Eilean Dubh

Corrigall Black are delighted to present to the market Eilean Dubh, a one bedroom, end terrace cottage, with converted loft, situated in a great location in the heart of the town of Dunoon. The property comprises lounge, kitchen, bedroom, shower room, office and upstairs a storage room, bonus room and W/C. Inside the cottage has gas central heating throughout while outside the cottage benefits from communal garden and communal outhouse. The main street and Dunoon pier with ferry link to Gourrock both lie within easy walking distance of this lovely home. The cottage is also just over a hundred yards from the sea front, with promenade that runs to Kirn in one direction and to the West Bay, with swing park, in the other. This brilliant home would be ideal for first time buyers, as a buy to let opportunity or as a great centrally located holiday home and as such we expect a lot of interest in the cottage and highly recommend early viewing.

## Situation

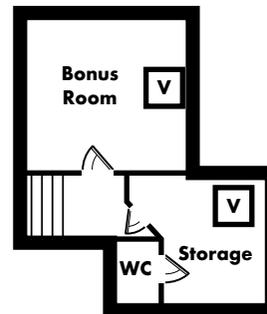
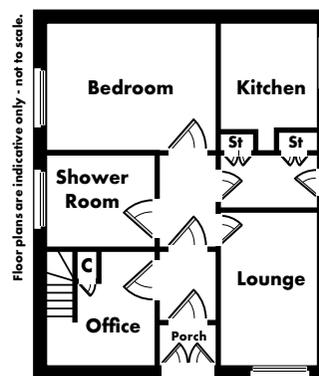
Dunoon is a small town set in the stunning Cowal Peninsula of Argyll and is just over an hours commute from the centre of Glasgow. Argyll Ferries run a half-hourly passenger service to Gourrock connecting with trains to Glasgow Central. Western Ferries run a more frequent car service from nearby Hunter's 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

- COTTAGE
- CLOSE TO PROMENADE
- G.C.H
- COMMUNAL GARDEN
- CONVERTED LOFT SPACE
- FANTASTIC POTENTIAL
- CENTRAL LOCATION
- COUNCIL TAX BAND A

## Measurements

Lounge	4.05 x 2.57 A.W.P.
Kitchen	2.95 x 2.77 A.W.P.
Bedroom 1	3.43 x 2.70 A.W.P.
Shower room	2.58 x 1.43 A.W.P.
Office	3.28 x 2.20 A.W.P.
Storage room	3.31 x 2.48 A.W.P.
WC	1.86 X 1.00 A.W.P.
Bonus room	3.97 x 3.61 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.