



**Corrigan  
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Solicitors

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## Flat 1, 3 Rockhill Terrace

13 Hill Street, DUNOON, PA23 7AL

Offers Over  
**£80,000**

# 3 Rockhill Terrace

Corrigall Black proudly present to the market this spacious ground floor flat, which forms part of a traditional Victorian building, situated in the heart of Dunoon. Comprising lounge, dining room, kitchen, two double bedrooms and bathroom the flat is presented in walk in condition and also benefits from an outhouse and communal back garden. This home is in a central location and is only five minutes' walk from the main street in the town, the picturesque promenade and the pier with ferry link to Gourock. The property is allocated one space in the communal off road parking area. This great flat offers fantastic value for money and in this location would be an ideal home for those working locally or those commuting across the water and as such we highly recommend early viewing.

## Situation

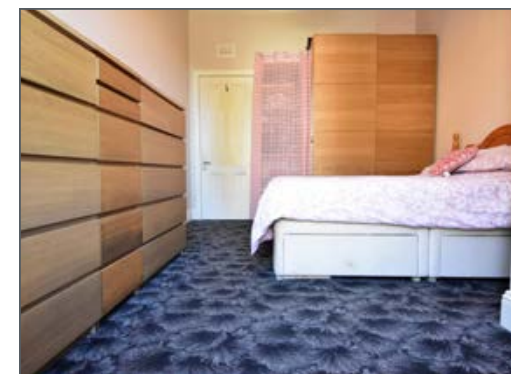
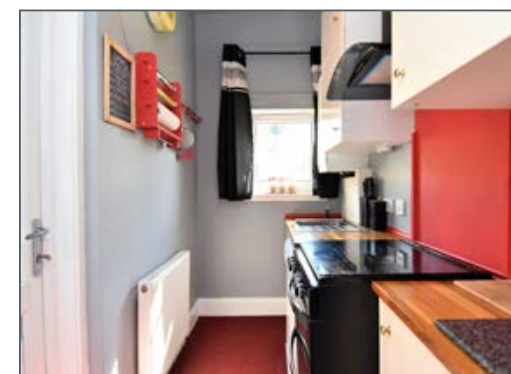
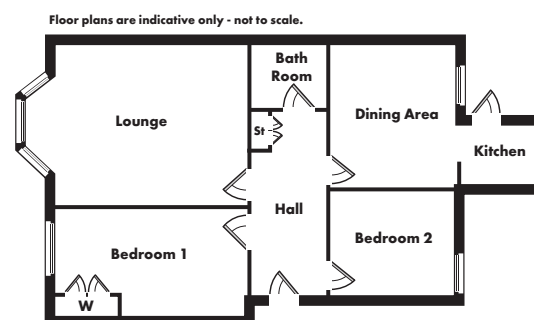
Dunoon is a small coastal town set in the stunning Cowal Peninsula of Argyll. You are only an hours travel from the nearest city, Glasgow. There are two boat services which run regularly with the passenger ferry arriving at the train station in Gourock, perfect for a smooth onward journey. Dunoon offers primary schools and a secondary school as well as an array of restaurants, eighteen-hole golf course, two supermarkets, leisure centre and a variety of shops. Dunoon is a picturesque seaside town with lots of outdoor activities on offer and it is a beautiful place to call home.

## Property Features

- GROUND FLOOR FLAT
- RESIDENTS PARKING
- FANTASTIC COMMUNAL GARDENS
- GAS CENTRAL HEATING
- TOWN LOCATION
- OUT HOUSE
- TWO PUBLIC ROOMS
- WALK-IN CONDITION

## Measurements

Lounge	5.48 x 4.18 A.W.P.
Dining Room	3.60 x 3.12 A.W.P.
Kitchen	2.87 x 1.63 A.W.P.
Bedroom 1	4.03 x 3.24 A.W.P.
Bedroom 2	3.16 x 3.12 A.W.P.
Bathroom	1.81 x 1.73 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.