

STEWART & BENNETT

SOLICITORS

3 Gerhallow, Bullwood Road, Dunoon, PA23 7QB



Offers Over £215,000

- Rarely available 2-bedroom luxury flat with balcony on first floor offering outstanding views of Firth of Clyde. Main Entrance with secure door entry system with intercom.
- Accommodation comprises sitting room, kitchen, dining room, two double bedrooms, one with en-suite, family bathroom. Balcony.
- Double Glazed. Gas central heating.
- EPC: C. Council tax band: C.
- Allocated parking space, external storage shed. Outside drying area. Communal grounds.
- Early viewing recommended.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Rarely available 2-bedroom luxury flat with balcony on first floor offering outstanding views of Firth of Clyde. Main Entrance with secure door entry system with intercom. Bright and very spacious entrance provides access to both upper and lower storeys. Solid wood front door opens into the hallway which gives access to sitting room, kitchen, dining room, two double bedrooms, one with en-suite, family bathroom. Loft access is also gained from hallway. Large hall cupboard which houses the combi gas boiler. Double Glazed. Gas central heating. EPC:C. Council tax band:C. Allocated parking space. External storage shed. Outside drying area. Communal grounds. Dunoon is the gateway to the Loch Lomond and Trossachs National Park and can easily be described as having some of the most dramatic and picturesque scenery in the west of Scotland: indeed it is an outdoor enthusiast's playground. The area is renowned for its near-endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country. Opportunity for those seeking improved work/life balance. *Early Viewing is highly recommended*

Entrance Vestibule

Main Entrance with secure door entry system with intercom. Carpeted stairwell, Overhead light.

Hall / Landing

Hallway gives access to sitting room, kitchen, dining room, two double bedrooms, one with en-suite, family bathroom and large cupboard. Loft access. Carpet, two overhead lights and radiator.

Sitting Room

5.04 m x 4.23 m / 16'6" x 13'11"

Good size sitting room with floor to ceiling front windows offering amazing sea views. Wall lights, carpet and radiator. Door to the side leads to balcony which is finished with decking. Decking area leads to a further door giving access to dining room.

Kitchen

3.33 m x 2.57 m / 10'11" x 8'5"

Window to front offering again offering outstanding views. Modern fully fitted kitchen. Complementary work surface, electric hob with stainless steel splash back, extractor hood, built in electric oven, stainless steel sink and drainer. Plumbed for washing machine. Integrated fridge freezer and dish washer. Two overhead spot tracks, vinyl floor covering and radiator.

Dining Room

2.74 m x 3.43 m / 9'0" x 11'3"

Double glazed door gives access to balcony with plenty of space for a dining table and chairs. Carpet, overhead light and radiator.

Bedroom 1

4.24 m x 2.89 m / 13'11" x 9'6"

Good size master bedroom with large fitted wardrobe with sliding mirrored doors. Dual aspect windows to the front and back. Carpet, overhead light and radiator. Door leads to en-suite.

Ensuite

3.21 m x 1.18 m / 10'6" x 3'10"

Modern style white suite. W.C., vanity wash hand basin on vanity unit with lighting, walk in shower enclosure with mains powered shower. Velux window. Extractor fan, heated towel rail, overhead light and vinyl floor covering.

Bedroom 2

3.90 m x 2.78 m / 12'10" x 9'1"

Window to rear, fitted wardrobe, carpet, overhead light and radiator.

Bathroom

3.19 m x 1.54 m / 10'6" x 5'1"

W.C., wash hand basin on vanity unit with lighting and mirror and cabinet. Bath with electric shower over and shower screen, part tiled walls, overhead light and vinyl floor covering.

Outside

Allocated parking, outdoor shed and shared, well kept gardens. Outside drying area.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

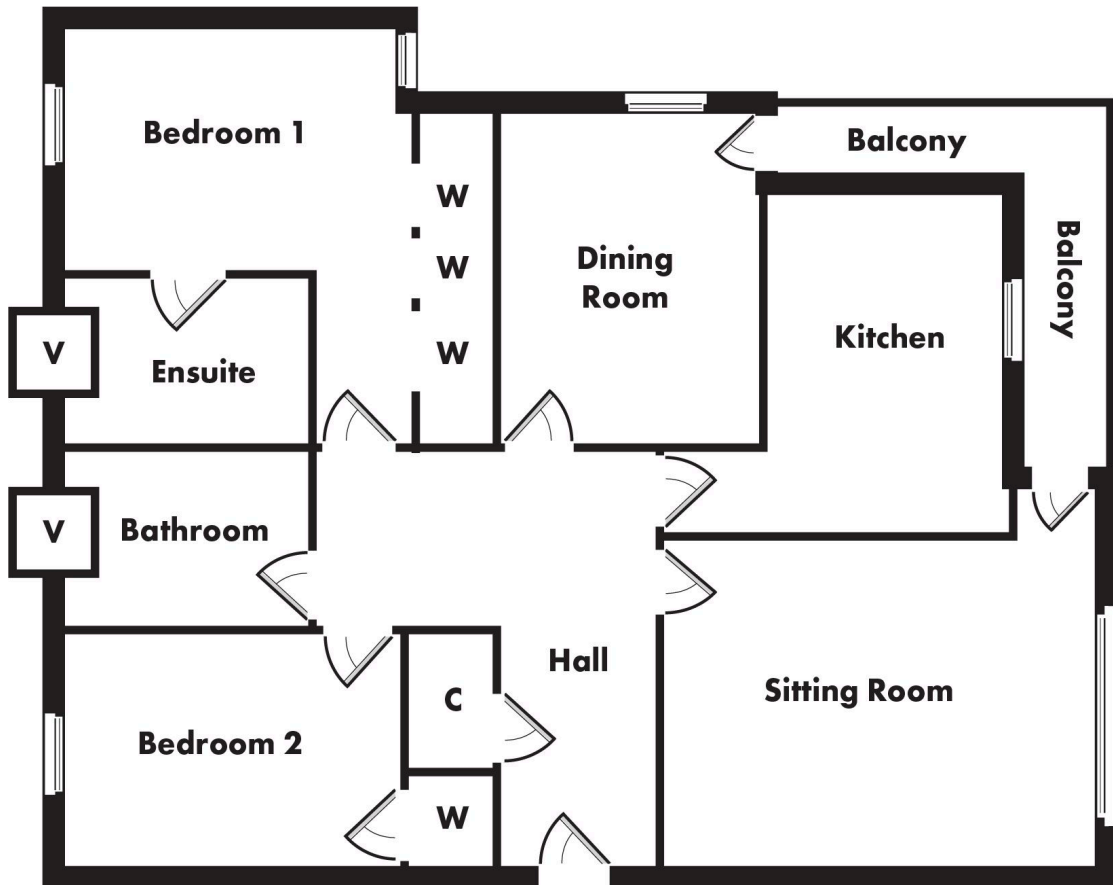
TRAVEL
Regular vehicular services are provided by Western Ferries between McInroy's Point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding area. Turn left on exiting ferry terminal at Hunter's Quay and follow shore road through Kirn and Dunoon. Once past children's play park take 3rd right at Laudervale to Gerhalow. Follow road, 3 Gerhalow is first building on left hand side. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock Pier with onward train connection to Glasgow Central Station. The local area may be reached by road via the A83 from Glasgow passing Loch Lomond and the Rest and Be Thankful then the A815.

NOTE
These particulars have been carefully prepared after due enquiry, but are provided as a guide only. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers are invited in the style of the Scottish Standard Clauses (Edition 5) The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

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Floor plans are indicative only - not to scale.

Reference: E46395 I