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23 Grahams Point

Kilmun, DUNOON, PA23 8SA

Offers Over
£125,000

23 Grahams Point

Corrigall Black are delighted to present to the market this 3 bedroom, end terraced property which has an abundance of potential and is located in the much sought-after, picturesque village of Kilmun. The family sized home, which comprises lounge/dining area, kitchen, three double bedrooms and shower room, also benefits from double glazing, off road parking for two vehicles and a garage. The generous private garden creates an ideal space to enjoy this fantastic location and it benefits from outstanding sea views from its elevated position. We anticipate a high level of interest in this wonderful property and strongly recommend early viewing to appreciate the breath-taking surrounding area and to avoid disappointment.

The Location

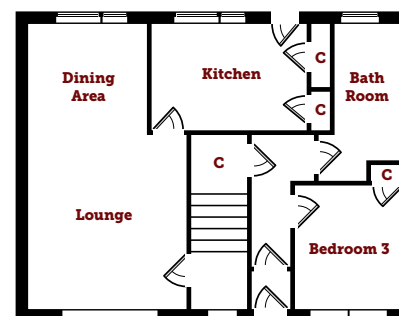
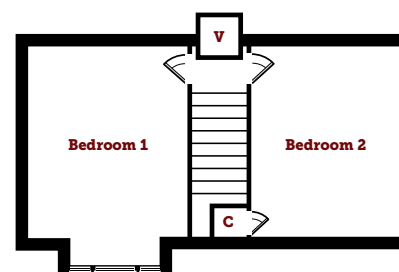
Kilmun is a small village set on the edge of the Holy Loch on the Cowal peninsula. The area is abundant in beautiful woodlands and Kilmun and the surrounding villages have several eating establishments, a medical centre, golf club and schools. The region is a haven for outdoor enthusiasts with sailing available at the nearby Holy Loch Marina, the fantastic Kilmun Arboretum offering beautiful walks, the surrounding hills providing great mountain biking opportunities and the ease of access to the water making it ideal for kayaking, paddle boarding and wild swimming. In the nearby town of Dunoon further amenities can be accessed including a hospital, cinema, restaurants, cafes and pubs. The Queens Hall has a library, gym and soft play area and it is a fantastic live music venue with regular shows throughout the year. The Castle House Museum provides information about the historical town and is set in the wonderful Castle Gardens while The Burgh Hall is a renowned arts hub and welcomes exhibitions and performing arts to its outstanding venue. A ferry terminal offering passenger crossings can be found in Dunoon and the frequent car/passenger service over to Gourock is located a short distance away in Hunter's Quay. Dunoon can also be reached by road via the A82.

Property Features

- SOUGHT AFTER LOCATION
- OUTSTANDING SEA & COUNTRY VIEWS
- FRONT & BACK GARDEN
- OFF ROAD PARKING
- GARAGE
- THREE BEDROOMS
- END TERRACED PROPERTY
- EARLY ENTRY AVAILABLE

Measurements

Entrance Vestibule	1.1 m X 0.79 m / 3'7" X 2'7" A.W.P
Hall / Landing	3.65 m X 1.9 m / 12'0" X 6'3" A.W.P
Lounge	3.43 m X 3.05 m / 11'3" X 10'0" A.W.P
Dinning Area	2.71 m X 2.41 m / 8'11" X 7'11" A.W.P
Kitchen	3.16 m X 2.07 m / 10'4" X 6'9" A.W.P
Bedroom 1	4.56 m X 3.43 m / 15'0" X 11'3" A.W.P
Bedroom 2	3.94 m X 3.49 m / 12'11" X 11'5" A.W.P
Bedroom 3	2.68 m X 2.43 m / 8'10" X 8'0" A.W.P
Bathroom	3.09 m X 1.88 m / 10'2" X 6'2" A.W.P



Floor plans are indicative only - not to scale.

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.