



**Corrigan  
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Solicitors

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## 7 Sommerville Place

Sandbank, DUNOON, PA23 8BF

Offers Over  
**£59,995**

# 7 Sommerville Place

Corrigall Black are delighted to present to the market this end terrace, 1 bedroom house situated in the popular village of Sandbank. This quirky property is set over two floors and benefits from wonderful, elevated views towards the Holy Loch. Comprising open plan kitchen to lounge, and on the upper floor a bathroom and bedroom, there are also a variety of storage options available throughout the property. Although in need of some upgrading in areas the property does benefit from double glazing and an air source heat pump. To the rear of the property there is an area suitable for a garden shed. We anticipate a keen interest in this rarely available, affordable style of property and therefore recommend early viewing to avoid disappointment.

## Location

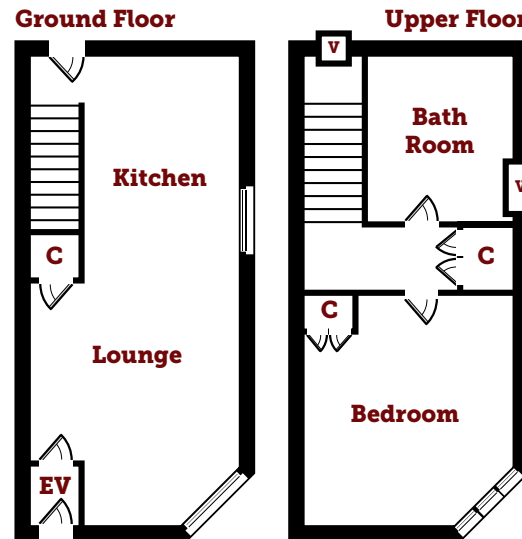
Sandbank is a lovely village situated on the Cowal Peninsula in Argyll. The area can be accessed by road or by ferries that run from Gourrock to Dunoon. Sandbank village has its own primary school and play park as well as local shops and pubs. The Holy Loch Marina has a cafe and several businesses, adding to this thriving community and ideal for those with a love of sailing and other water-based pursuits that are available in the stunning surroundings. The town of Dunoon lies approximately 2.5 miles away and offers a wide variety of further amenities including local hospital, GP surgeries, primary and secondary schools, supermarkets, cinema, crazy golf, swimming pool and an array of shops, pubs, and eateries. Dunoon is also home to the Burgh Hall, a renowned creative/cultural hub, and the Queens Hall, an outstanding venue for live events and housing a library, gym, and soft play area. The local region is enjoyed by outdoor enthusiasts and is a place of outstanding natural beauty that provides amazing opportunities to engage with nature.

## Property Features

- END TERRACED HOUSE
- ELEVATED LOCH VIEWS
- AIR SOURCE HEATING
- OPEN PLAN LIVING
- FANTASTIC POTENTIAL
- QUIRKY
- SOUGHT AFTER LOCATION
- EARLY ENTRY AVAILABLE

## Measurements

Entrance Vestibule	1.35 m X 0.94 m / 4'5" X 3'1" A.W.P
Lounge	3.89 m X 3.39 m / 12'9" X 11'1" A.W.P
Kitchen	3.54 m X 2.98 m / 11'7" X 9'9" A.W.P
Bedroom	3.5 m X 3.08 m / 11'6" X 10'1" A.W.P
Bathroom	3.09 m X 2.05 m / 10'2" X 6'9" 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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