

STEWART & BENNETT

SOLICITORS

Tyree, 7a Park Road, Dunoon, PA23 8JL



Offers Over £205,000

- Detached 3/4 bed property in quiet area of Kirn.
- Accommodation comprises sitting room, kitchen, dining room, study/bedroom 4, W.C, three bedrooms and shower room.
- Double Glazed. Gas central heating. Solar panels.
- EPC: C. Council Tax: D.
- Off road parking.
- Grounds to front and rear are laid with ornate gravel for easy maintenance. Garden Shed.
- Great family home. Viewing essential.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Three bed detached property in a quiet area of Kirn. Accommodation comprises sitting room, kitchen, dining room, three bedrooms, W.C., shower room, study/bedroom 4. Gas central Heating. Solar panels. Double glazing. Off road parking. Grounds to front are bordered with mature hedge and ornate gravel. Grounds to rear again laid with ornate gravel. Shed and drying area. EPC: C Council Tax: D.

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. Great family home. *Early Viewing is highly recommended*

Entrance / Hallway

Door to side opens into main hallway. Hallway gives access to sitting room, kitchen, dining room, W.C., and study/4th bedroom. Two storage cupboards. Carpet, overhead light and radiator. Staircase gives access to upper floor.

Sitting room

4.00 m x 4.00 m / 13'1" x 13'1"

Window to front. Partial views of Dunoon hills. Carpet, overhead light and radiator.

Kitchen

3.50 m x 3.50 m / 11'6" x 11'6"

Window to rear. Wood effect wall and floor units. Complementary work surface. Stainless steel sink and drainer. Built-in double oven. Integrated gas hob. Space for washing machine & dish washer. Carpet, ceiling spot track. Door gives access to rear garden. Kitchen is open plan living to dining room.

Dining Room

4.00 m x 3.00 m / 13'1" x 9'10"

Patio doors to rear giving access to rear garden. Carpet, overhead light and radiator. Door gives access to hallway.

W.C.

2.00 m x 1.00 m / 6'7" x 3'3"

Opaque window to side. Suite comprises W.C., wash hand basin. Carpet, overhead light and electric towel rail.

Study/Bedroom 4

4.00 m x 2.00 m / 13'1" x 6'7"

Window to front. Room could be used as a study or single bedroom. Carpet, overhead light and radiator.

Bedroom 1

4.50 m x 3.00 m / 14'9" x 9'10"

Double room with window to front. Partial views of Dunoon hills. Built-in mirrored wardrobe. Carpet, overhead light and radiator.

Bedroom 2

3.00 m x 2.00 m / 9'10" x 6'7"

Single room with window to rear. Built-in wardrobe. Carpet, overhead light and radiator.

Bedroom 3

3.00 m x 2.00 m / 9'10" x 6'7"

Single room with window to rear. Built-in wardrobe, carpet, overhead light and radiator.

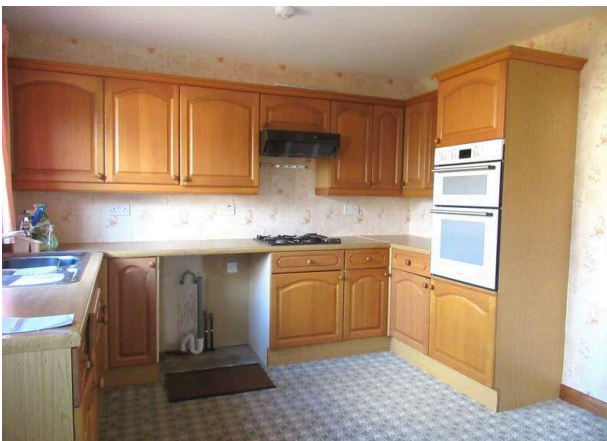
Shower Room

2.00 m x 2.00 m / 6'7" x 6'7"

Suite comprises W.C., wash hand basin and enclosed shower cubicle. Velux window, carpet, overhead light and radiator.

Outside

Hedging to front. Ornate gravel for easy maintenance. Ground to rear again laid to ornate gravel and garden shed. Off road parking.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

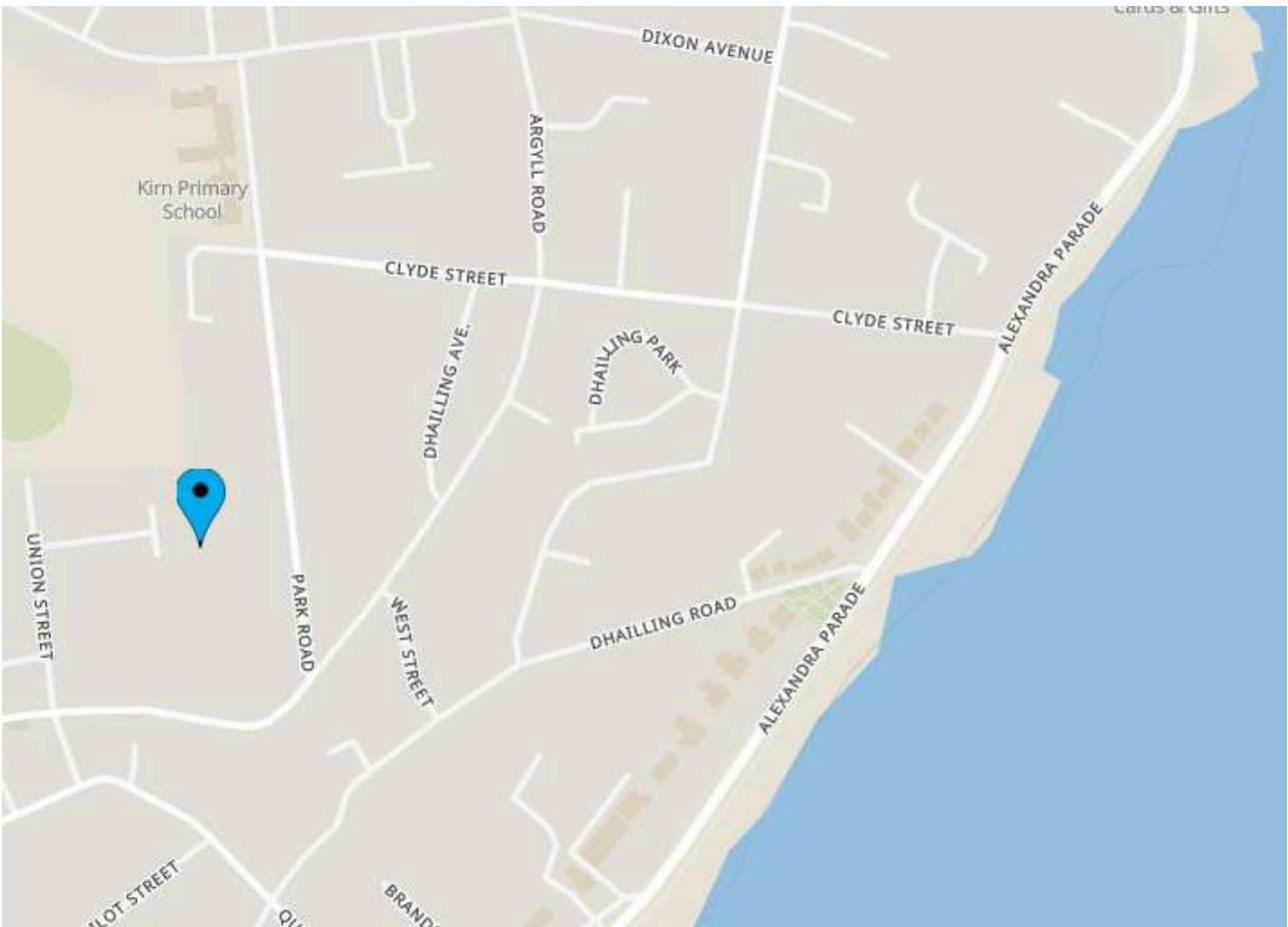
TRAVEL
Tyree, 7a Park Road is situated off Park Road. Private lane access. Vehicular travel ferry services are provided by Western Ferries between Hunter's Quay (Dunoon) and McInroy's Point (Gourock). On exiting the terminal turn left towards Dunoon. Turn right onto Clyde Street and taking 3rd left, onto Park Road. 7a Park road is on right 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. Situated on the Cowal Peninsula, 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.

Stewart & Bennett, Solicitors,
82 Argyll Street, Dunoon, Argyll PA23 7NJ
Tel: 01369 704954 Fax: 01369 706695





Floor plans are indicative only - not to scale.

