

STEWART & BENNETT

SOLICITORS

Anwoth, 8 Dunloskin View, Dunoon, PA23 8HW



Offers Over £276,000

- 8 Dunloskin View is a well presented three bed detached property in a small development close to local schools and amenities.
- Accommodation comprises open-plan living, sitting room/dining room/kitchen. Utility room, W.C., & wash hand basin. Three bedrooms, one with en-suite, study/single room and family bathroom.
- Double glazed. Gas central heating. EPC: C. Council tax band: E.
- Externally the property has a mono-bloc driveway and grass area to the front offering off-street parking and single garage. Ground to rear is laid with ornate stones for easy maintenance. Garden shed.
- Ideal family home. *Early viewing recommended*

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Anwoth is a well presented three bed detached property in a small development close to local schools and amenities. Accommodation comprises open-plan living, sitting room/dining room/kitchen. Utility room, W.C., & wash hand basin. Three bedrooms, one with en-suite, study/single room and family bathroom. Garage. EPC:C. Council tax band: E. Externally the property has a mono-bloc driveway and grass area to the front offering ample off-street parking and single garage. Ground to rear is laid with ornate stones for easy maintenance. Garden Shed.

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 opens into hallway. Hallway gives access to sitting room, kitchen and upper floor. Under stairs storage cupboard. Carpet, overhead light and radiator.

Sittingroom

4.70 m x 3.50 m / 15'5" x 11'6"

Window to front and side. Good size open-plan living. Carpet, overhead light and radiator.

Dining Room

3.50 m x 3.00 m / 11'6" x 9'10"

Patio doors open onto raised decking area offering hillside views. Carpet, overhead light and radiator. Breakfast bar makes for a divide to kitchen area.

Kitchen

6.00 m x 3.00 m / 19'8" x 9'10"

Window to rear. Wood effect wall and floor units. Complementary work surface. Stainless steel sink and drainer. Integrated double oven and gas hob with extractor over. Integrated fridge, freezer and dishwasher. Wood effect floor covering, ceiling spots. Door gives access to utility room.

Utility

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

Wood effect wall and floor units. Complementary work surface. Plumbed for washing machine and space for condenser tumble dryer. Door gives access to cloakroom and further door gives access to rear garden. Wood effect floor covering and overhead light.

W.C.

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

Opaque window to side. White suite comprises W.C., and wash hand basin.

Bedroom 1

4.50 m x 3.40 m / 14'9" x 11'2"

Window to front. Good size double room. carpet, overhead light and radiator. Door gives access to en-suite.

Ensuite

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

Opaque window to front. White suite comprises Built-in shower, W.C., and vanity basin with storage under. Wood effect floor covering, over head light and towel rail.

Bedroom 2

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

Window to rear. Double room offering hillside views. Carpet, overhead light and radiator.

Bedroom 3

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

Window to front, built-in wardrobes, overhead light and radiator.

Study/Single Room

2.50 m x 2.00 m / 8'2" x 6'7"

Single room/ Study. Carpet, overhead light and radiator.

Bathroom

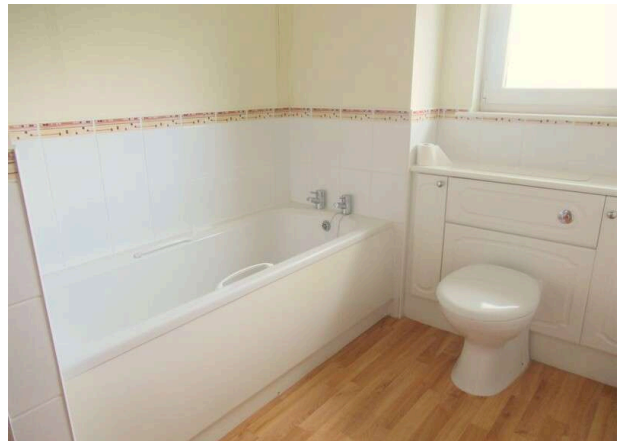
3.00 m x 2.00 m / 9'10" x 6'7"

Opaque window to rear. White suite comprises W.C., built in shower, and bath. Vanity sink offering ample storage. Tiling round bath area and vanity. Wood effect floor covering, over head light and towel rail.

Outside

Mono-bloc driveway and grass area to the front offering ample off-street parking and access to the garage. Ornate gravel laid to rear. Raised decking offering hillside views.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

TRAVEL
Vehicular ferry services are provided by Western Ferries between Hunter's Quay (Dunoon) and McInroy's Point (Gourock). On exiting ferry terminal take a left and follow shore road to Kirn, turning right at Kirn Parish Church. Follow road passing Dunoon Grammar School on right. Take 1st right at bend, then take 2nd left into Dunloskin View. No: 8 is first on right hand side. Pedestrian only ferry services are offered by Caledonian MacBrayne Ltd with onward travel connections 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.

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



