

STEWART & BENNETT

SOLICITORS

Flat 0/2, 11 Argyll Terrace, Kirn Dunoon, PA23 8LR



Offers Over £64,000

- Spacious 1-bedroom ground floor flat in a popular residential area of Kirn. Property offers partial views of Firth of Clyde.
- Accommodation comprises sitting room, breakfasting kitchen, bedroom, study and bathroom.
- Double glazed. Gas central heating. EPC.D Council Tax. A.
- Local amenities and bus route within walking distance.
- Communal grounds to rear laid to grass with some mature shrubs. Drying green. On street parking.
- The property would make a great purchase first-time buyer or as a buy-to-let.

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www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Spacious 1-bedroom ground floor flat in a popular residential area of Kirn. Property offers partial views of Firth of Clyde.

Accommodation comprises sitting room, breakfasting kitchen, bedroom, study and bathroom. Double glazed. Gas central heating. Local amenities and bus route within walking distance. EPC.D. Council Tax. A. Some modernisation would be beneficial. Communal grounds to rear laid to grass. Drying green. On street parking. The property would make a great purchase for a first-time buyer or as a buy-to-let.

Kirn is an award-winning village approximately one mile along the esplanade from Dunoon town centre. 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.

Entrance Vestibule

Communal close leads to ground flat. Door opens in to hallway.

Hall / Landing

Hallway gives access to sitting room, breakfasting kitchen, bedroom, study, bathroom and storage cupboard. Carpet and radiator.

Sittingroom

 5.50 m x 3.50 m / 18'1" x 11'6"

Bay window to front offering partial views. Window seat offering storage. Original cornicing and ceiling rose. Carpet, overhead light and radiator.

Breakfasting Kitchen

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

Window to rear offering views of rear garden. Wood effect white wall and floor units. Tiling under wall units. White sink and drainer. Gas hob with extractor over and built in electric oven. Plumbed for washing machine and space for tumble dryer and upright fridge freezer. Cupboard houses gas boiler. Wood effect floor covering, strip light and radiator.

Bathroom

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

Opaque window to rear. White suite comprises W.C., wash hand basin, bath with shower over. Wood effect floor covering. Overhead light and radiator.

Bedroom I

5.00 m x 3.00 m / 16'5" x 9'10"

Good size double room with window to front offering partial views of Firth of Clyde. Carpet, overhead light and radiator.

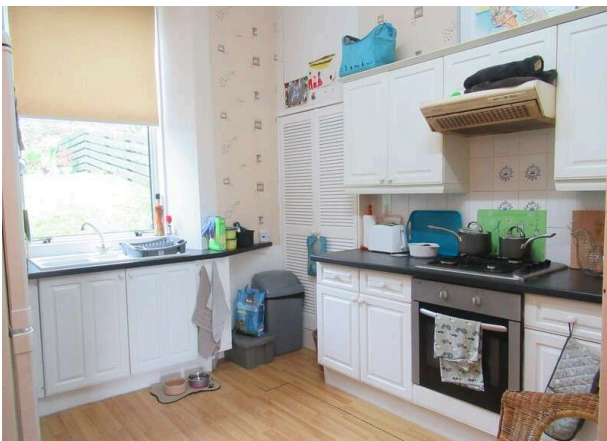
Study

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

Good size room. Carpet, overhead light and radiator.

Outside

Communal grounds to rear mainly laid to grass with some mature shrubs. Drying area. Space for bins. On street parking.



Reference: E477039



ENTRY
Negotiable

VIEWING
Tel: 01369 704954

TRAVEL
Western Ferries offer a regular ferry service between Hunter's Quay (Dunoon) and McInroy's Point (Gourock) allowing for easy access to Glasgow and surrounding areas. On exiting the ferry terminal at Hunter's Quay turn left towards Dunoon. Turn right at Kinn Parish Church onto Kinn Brae then take first right into Argyll Terrace. Number 11 is towards end of building. Caledonian MacBrayne Ltd operate a passenger only ferry service between Dunoon breakwater and Gourock Pier with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may also 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,
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