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**4 Sandhaven,**  
Sandbank, Dunoon, PA23 8QN

Offers Over  
**£120,000**

# 4 Sandhaven

Corrigall Black are delighted to present to the market this mid terraced, two bedroom family home set in the popular Sandhaven development, in the village of Sandbank. With parking available to the front, the property comprises shower room, utility room, kitchen, two double bedrooms and lounge with dining area and patio doors leading out to the garden. The property enjoys country views, a good-sized garden to the rear and also benefits from double glazing and a variety of useful storage cupboards. To avoid disappointment we recommend early viewing of this fantastic home that offers great value for money.

## Location

Sandbank is a lovely village situated on the Cowal Peninsula in Argyll. The area can be accessed by road or by ferry from Gourock to Dunoon. Sandbank is home to the Holy Loch Marina and the village has its own primary school and play park as well as local shops, hotels, and pubs. The town of Dunoon, 2.5 miles away, 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. The local area is enjoyed by outdoor enthusiasts and is a place of outstanding natural beauty that provides amazing opportunities to engage with nature.

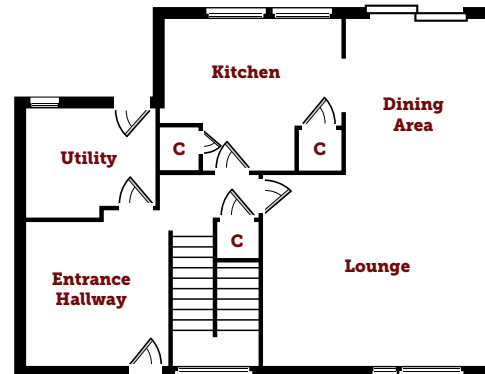
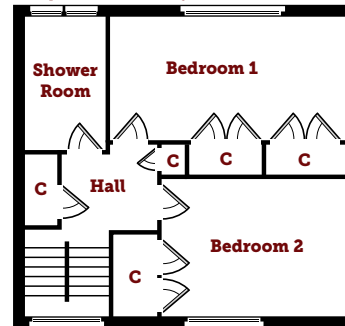
## Property Features

- SOUGHT AFTER LOCATION
- GARDEN GROUNDS
- UTILITY ROOM
- PATIO DOORS TO GARDEN
- WET ROOM
- COUNTRY VIEWS
- O.C.H
- QUICK ENTRY AVAILABLE

## Measurements

|               |   |
|---------------|---|
| Entrance Hall | 3.29 m X 2.55 m / 10'10" X 8'4" A.W.P   |
| Lounge/Dining | 6.66 m X 4.53 m / 21'10" X 14'10" A.W.P |
| Kitchen       | 3.42 m X 3.13 m / 11'3" X 10'3" A.W.P   |
| Bedroom 1     | 4.54 m X 2.79 m / 14'11" X 9'2" A.W.P   |
| Bedroom 2     | 3.78 m X 2.93 m / 12'5" X 9'7" A.W.P    |
| Utility Room  | 2.55 m X 2.25 m / 8'4" X 7'5" A.W.P     |
| Shower Room   | 2.51 m X 1.58 m / 8'3" X 5'2" 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.