

STEWART & BENNETT

SOLICITORS

Flat 0/1, 3 Prospect Terrace, George St, Dunoon, PA23 8BT



Offers Over £40,000

- One bed flat in quiet residential area. Close to town centre, local amenities and promenade.
- Accommodation comprises open-plan living room/dining room, kitchen. Double bedroom and shower room. Single glazed. Electric heating.
- EPC: G. Council Tax band: A.
- On street parking. Communal drying green to rear.
- Renovation works previously commenced but not completed.
- Great opportunity for those looking to carry out a renovation project. Once works completed would suit first time buyer or buy-to-let.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

One bed flat in quiet residential area. Close to town centre, local amenities and promenade. Accommodation comprises open-plan living room/dining room, kitchen. Double bedroom and Shower room. Single glazed. Electric heating. EPC: G. Council tax band: A. On street parking. Communal drying green to rear. Renovation works previously commenced but not completed.

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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

Communal entrance give access to ground floor flat.

Hall / Landing

Hallway gives access to open-plan living area, double bedroom and shower room.

Sittingroom

4.00 m x 2.60 m / 13'1" x 8'6"

Two windows to rear of property. Great open space incorporates dining area, kitchen and sitting room. Overhead light and electric wall heater.

Dining Room

3.00 m x 2.50 m / 9'10" x 8'2"

Dining area give access to kitchen. Overhead light and electric wall heater. No floor covering.

Kitchen

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

Grey wood effect wall and floor units. Stainless steel sink, integrated oven. Kitchen requires some modernisation. Breakfast bar makes a divide to dining area. Overhead light. No floor covering.

Bedroom 1

4.30 m x 3.50 m / 14'1" x 11'6"

Good size double room. Window to front. Carpet, overhead light and electric wall heater.

Shower Room

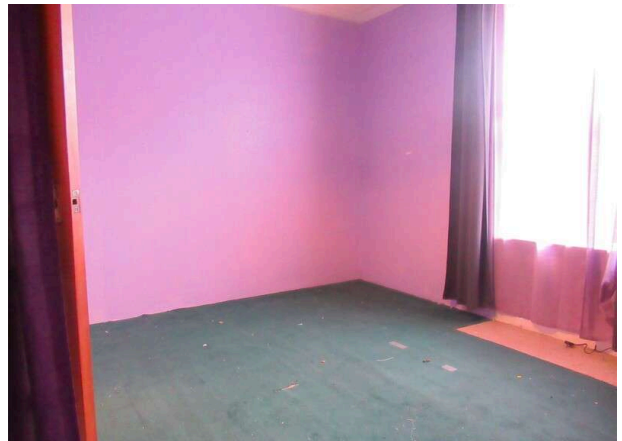
2.00 m x 1.50 m / 6'7" x 4'11"

White suite comprises, W.C., and shower cubicle. Wet wall lining. Wood effect floor covering. Overhead light. Electric towel rail.

Outside

Communal drying green to rear and bin shed. On street parking.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

TRAVEL
Regular vehicular ferry services are provided by Western Ferries between McInroy's point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding areas. Turn left on exiting ferry terminal at Hunter's Quay and follow shore road through the village of Kirn, taking a right just before filling station into Queen Street and then first right into George Street. 3 Prospect Terrace is on right hand side. Pedestrian only ferry services are offered by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock with onward train connections 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,
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