



**Corrigan  
Black**  
Solicitors

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## 98 Auchamore Road

Dunoon, PA23 7JJ

Offers Over  
**£125,000**

# 98 Auchamore Road

Corrigall Black are delighted to present to market this semi-detached 2 bedroom cottage located in the heart of Dunoon, within walking distance of the main street, promenade, passenger ferry and so many of the other amenities that the seaside town has to offer. This quirky property comprises lounge, kitchen, shower room, two double bedroom and a fantastic, substantial converted loft space and further benefits from a designated garden as well as access to a communal garden space. Although in need of some modernisation, the property has DG, GCH and has all the potential to be a beautiful, spacious home. We anticipate a high level of interest in this special property and recommend early viewing to avoid disappointment.

## The Location

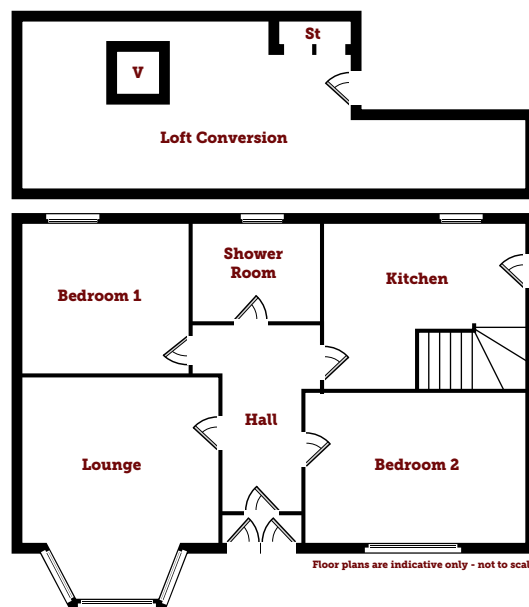
The main town of Dunoon is enjoyed by both residents and tourists. The region is steeped in history and surrounded by hills and the sea which in turn offer endless opportunities for outdoor enthusiasts. Within walking distance of the property, the picturesque West Bay is popular for wild swimming and paddle boarding while the nearby Bishop's Glen has fantastic forestry trails that are loved by mountain bikers, hill runners, dog walkers and families alike. The property is also located just a short walk from town amenities and landmarks including the picturesque Castle Gardens, a beautiful setting where you can enjoy the garden grounds as well as the views towards the River Clyde and the traditional Victorian pier. Situated in the garden grounds is the Castle House Museum where you can access the history of the local area. The adjacent Queens Hall is an outstanding venue offering access to fitness facilities including a well-equipped gym with panoramic views towards the Clyde, a library, a soft play area and a wonderful live music venue which is also used for a variety of shows. The town's main shopping street has a unique array of shops, cafes, pubs and restaurants. Dunoon also has further amenities including supermarkets, cinema, primary and secondary schools, hospital and swimming pool.

## Property Features

- SEMI-DETACHED COTTAGE
- G.C.H
- GARDEN SPACE
- CENTRAL LOCATION
- FANTASTIC POTENTIAL
- TWO DOUBLE BEDROOMS
- CONVERTED LOFT SPACE
- QUICK ENTRY AVAILABLE

## Measurements

Hall / Landing	3.96 m X 1.37 m / 13'0" X 4'6" A.W.P
Lounge	4.25 m X 3.91 m / 13'11" X 12'10" A.W.P
Kitchen	3.75 m X 3.12 m / 12'4" X 10'3" A.W.P
Bedroom 1	3.96 m X 2.97 m / 13'0" X 9'9" A.W.P
Bedroom 2	3.1 m X 2.84 m / 10'2" X 9'4" A.W.P
Shower Room	2.3 m X 1.9 m / 7'7" X 6'3" A.W.P
Floored Loft	9.46 m X 3.26 m / 31'0" X 10'8" A.W.P



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.

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