

STEWART & BENNETT

SOLICITORS

Stromness, 11 Dhalling Road, Dunoon, PA23 8EA



Offers Over £375,000

- Rarely available four bed substantial and elegant detached Victorian villa offering views over the Firth of Clyde.
- Versatile and spacious family accommodation comprises of two public rooms, breakfasting kitchen, utility, pantry, four bedrooms one with En-suite. Snug/music room, home office/study and workshop. Floored loft space with dormer window. Family bathroom and W.C. Gas central heating, double glazed windows.
- EPC: D. Council Tax band: F
- Stromness features some fine and intricate period details and a wealth of original features are preserved.
- Excellent family home. Must be seen.

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www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

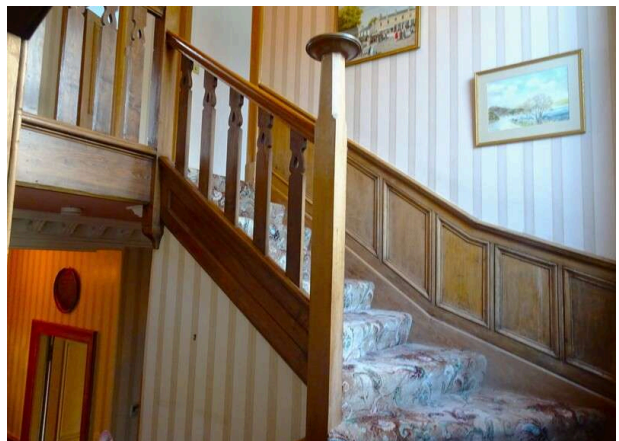
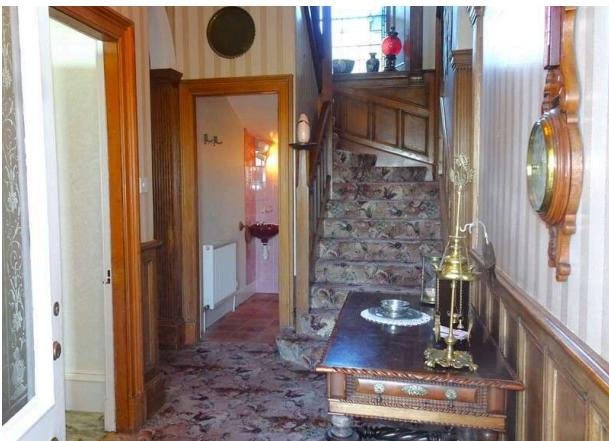
DESCRIPTION

Rarely available four bed substantial and elegant detached Victorian villa offering views over the Firth of Clyde. Versatile and spacious family accommodation comprises of two public rooms, breakfasting kitchen, utility, pantry, four bedrooms, one with ensuite. Snug/music room, home office/study and workshop. Floored loft space with dormer window. Family bathroom and W.C. Gas central heating, double glazed windows. EPC:D. Council Tax band: F.

Stromness features some fine and intricate period details and a wealth of original features are preserved. Beautiful feature hallway and staircase with wood panelling and original stained glass window. Exceptional, mature and extensive garden grounds. Summer house and garden pond. Off road parking. Primary and secondary schools nearby and local amenities. Property would benefit from some modernisation.

Fantastic family home. Viewing essential.

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.





EPC - D Council Tax - F

Entrance Vestibule

Storm doors open into porch area. Tiled floor. Door gives access to hallway.

Hall / Landing

Hallway gives access to sitting room, dining room, snug/music room, W.C., kitchen and upper floor. Carpet, three radiators and overhead light. Many period features retained. Beautiful wood panelling and cornicing.

Sittingroom 6.00 m x 4.50 m / 19'8" x 14'9"

Bay window to front offering views of Firth of Clyde. Period features retained. Fire place. Carpet, overhead light, wall lights, radiator and radiators round bay window.

Dining Room 6.00 m x 4.00 m / 19'8" x 13'1"

Bay window to front, offering views of Firth of Clyde. Carpet, overhead light, wall mounted lights and radiator.

Breakfasting Kitchen 4.00 m x 4.00 m / 13'1" x 13'1"

Window to rear. Wood wall and floor units. Lighting under wall units. Complementary work surface. Stainless steel sink and drainer. Integrated gas hob with extractor over, built-in double oven. Vinyl floor covering, ceiling spot track and electric wall heater. One door gives access to utility area and other access to the work-shop and back door.

Utility Room/ Pantry 5.00 m x 1.50 m / 16'5" x 4'11"

Window to front. Floor units, stainless steel sink and drainer, Complementary work surface, plumbed for washing machine or dishwasher, space for condensing tumble dryer. Pantry offers shelving and three large cupboards. Stairs give access to study/ office. Wall spot light, vinyl floor covering and radiator.

Music room/Snug 4.00 m x 3.00 m / 13'1" x 9'10"

Window to rear. Decorative exposed beams. Cupboard, carpet, radiator and wall light.

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

Window to side. Carpet, overhead light and radiator.

WC 3.00 m x 1.00 m / 9'10" x 3'3"

Suite comprises W.C. and wash hand basin. Decorative stained glass window to rear. Vinyl floor covering, under stair cupboard and wall spot light.

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

Bathroom located on half landing. Windows to side. Olive suite comprises W.C., wash hand basin, bath and shower cubicle. Tiling around bath area. Carpet, overhead light and radiator.

Master Bedroom 6.00 m x 4.00 m / 19'8" x 13'1"

Bay window to front offering outstanding views of Firth of Clyde and beyond. Exceptional ceiling cornicing and wall mouldings. Overhead light parquet flooring and radiator. Door gives access to en-suite.

Ensuite 2.50 m x 1.50 m / 8'2" x 4'11"

White suite comprises W.C., wash hand basin and walk in double shower. Heated towel rail, ceiling spots. Vinyl floor covering.

Bedroom 1 6.50 m x 3.00 m / 21'4" x 9'10"

Good size double room. Two windows to front with window seats offering outstanding views of Firth of Clyde and beyond. Wash hand basin, Parquet flooring, overhead light and radiator.

Bedroom 2 4.00 m x 3.00 m / 13'1" x 9'10"

Further double room with window to rear. Carpet, wash hand basin, overhead light and radiator.

Bedroom 3 4.00 m x 2.50 m / 13'1" x 8'2"

Double room with window to rear. Storage cupboard, large overhead storage cupboard, carpet and overhead light.

Upper Hallway

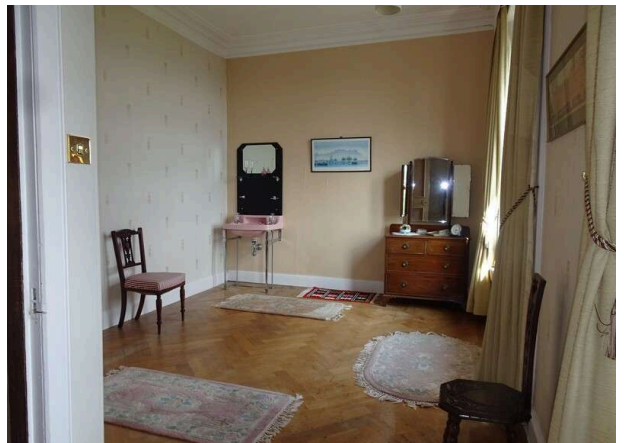
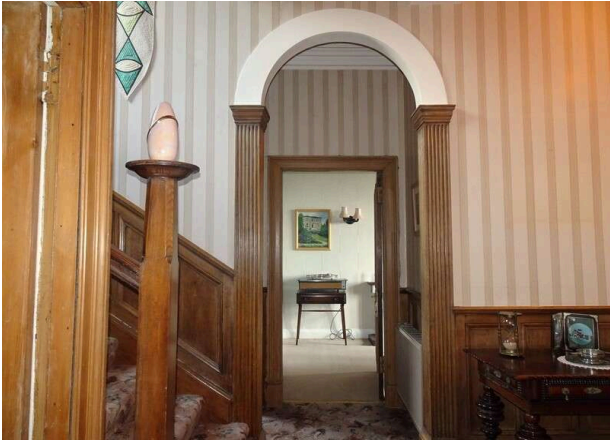
Wood panelling and cornicing, also benefits from large, stained glass window. Access to loft space via Slingsby pull down ladder. Carpet and overhead light.

Loft Space

Fully pitch pine lined, large loft space. Contains several large storage cupboards and access to the eaves. Dormer window offering exceptional views over Firth of Clyde and beyond. Two Velux windows. Strip light.

Outside

Enclosed garden with off road parking. Extensive mature garden grounds to front of property offering views from the various vantage points and levels truly set it apart. To the front of the house stairs lead to grass area surrounded by an abundance of shrubs, trees and garden pond. Patio area and summer house.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

TRAVEL
Western Ferries provide a vehicular service between Hunter's Quay (Dunoon) and McInroy's point (Gourock) allowing easy access by car to Glasgow and surrounding areas. Turn Left on exiting ferry terminal and follow shore road through Kirn to Dunoon. Turn right onto Dhalling road. Stromness is on left hand side just before Brow of hill. Caledonian MacBrayne Ltd provide a pedestrian only service between Dunoon and Gourock with onward travel to Glasgow City Centre. Pedestrian only ferry services are provided by Caledonian McBrayne Ltd between Dunoon breakwater and Gourock Pier with onward train connection 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.

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.

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