

# STEWART & BENNETT

SOLICITORS

## Flat 4, Harmony Court, Dunoon, PA23 8FJ



### Offers Over £150,000

- Three bed 1st floor modern walk-in apartment in Harmony Court offering views of Firth of Clyde. Harmony Court is located close to the town centre and promenade. Secure door entry system. Elevator.
- Accommodation comprises sitting room, kitchen, three bedroom one with en-suite and modern shower room. Double glazed. Gas central heating.
- EPC. B. Council Tax: B.
- Communal grounds, allocated car space in residents car park to rear of building.
- Factored.
- Ideal property for first time buyers, retirees as well as those looking for a holiday home or a buy-to-let investment.

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[www.stewartbennett.com](http://www.stewartbennett.com)

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## DESCRIPTION

Three bed 1st floor modern walk-in apartment in Harmony Court offering views of Firth of Clyde. Harmony Court is located close to the town centre and promenade. The property is entered via a secure door system. Communal hallway. Carpeted stairs rise to flat 4 which is on the first floor and can be accessed from an elevator or stairwell. There are 8 flats in the block and are maintained by a factor. Accommodation comprises sitting room, kitchen, three bedroom, one with en-suite, and modern shower room. Double glazed. Gas central heating. EPC. B. Council Tax: B. Communal grounds and an allocated car space in residents car park to rear of building. There is also a few spaces for visitors. The car park is accessed by an electric barrier operated with a remote control. Ideal property for first time buyers, retirees as well as those looking for a holiday home or a buy-to-let investment. Early viewing highly recommended.

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

Secure door entry leads to flat 4 via carpeted stairs or lift.

### Hall / Landing

Hallway gives access to open-plan living, three bedrooms, shower room and storage cupboard. Wood effect flooring, overhead light and radiator.

### Open/plan living

5.60 m x 4.10 m / 18'4" x 13'5"

Windows to front and side offering views of firth of Clyde. Contemporary open-plan living room/kitchen/dining area. Wood effect floor covering, overhead lights and two radiators.

### Kitchen

3.10 m x 2.00 m / 10'2" x 6'7"

Window to front offering views of Firth of Clyde. Modern white wall and floor units. Complementary work surface. Ceramic white sink and drainer. Integrated fridge/freezer and dishwasher. Induction 5 ring hob with extractor over. Plumbed for washing machine. Wood effect floor covering and overhead light.

### Bedroom 1

2.90 m x 2.50 m / 9'6" x 8'2"

Double room with window to rear. Built-in double wardrobe, wood effect floor covering, overhead light and radiator. Access to En-suite.

### Ensuite

1.80 m x 1.60 m / 5'11" x 5'3"

Modern style white suite comprises W.C., vanity sink and shower. Tiling to walls, wood effect floor covering, radiator and overhead light.

### Bedroom 2

3.00 m x 2.90 m / 9'10" x 9'6"

Double room with window to side. Partial views of Firth of Clyde. Built-in Wardrobe, wood effect floor covering, overhead light and radiator.

### Bedroom 3/ Study

3.10 m x 2.90 m / 10'2" x 9'6"

Window to side offering partial views to Firth of Clyde. Built-in Wardrobe, wood effect floor covering, overhead light and radiator. Room is currently used as dining room.

### Shower Room

2.80 m x 2.00 m / 9'2" x 6'7"

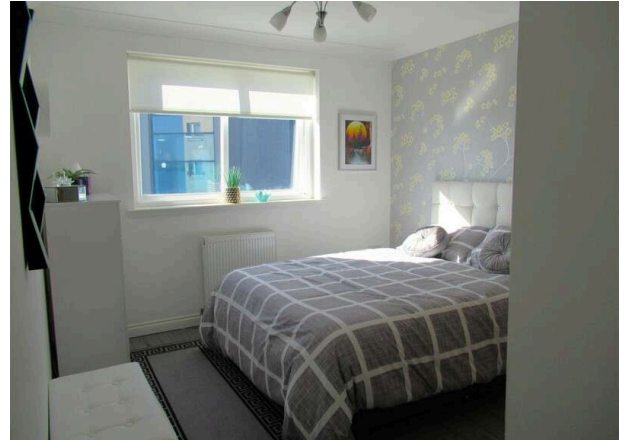
Modern shower room comprises W.C., wash hand basin and modern style walk in shower. Wet wall within shower area and tiling to walls. Tiled floor covering, overhead light and electric towel rail.

### Outside

Communal grounds and private car parking with barrier entrance.







**ENTRY**  
Negotiable

**VIEWING**  
Tel: 01369 704954

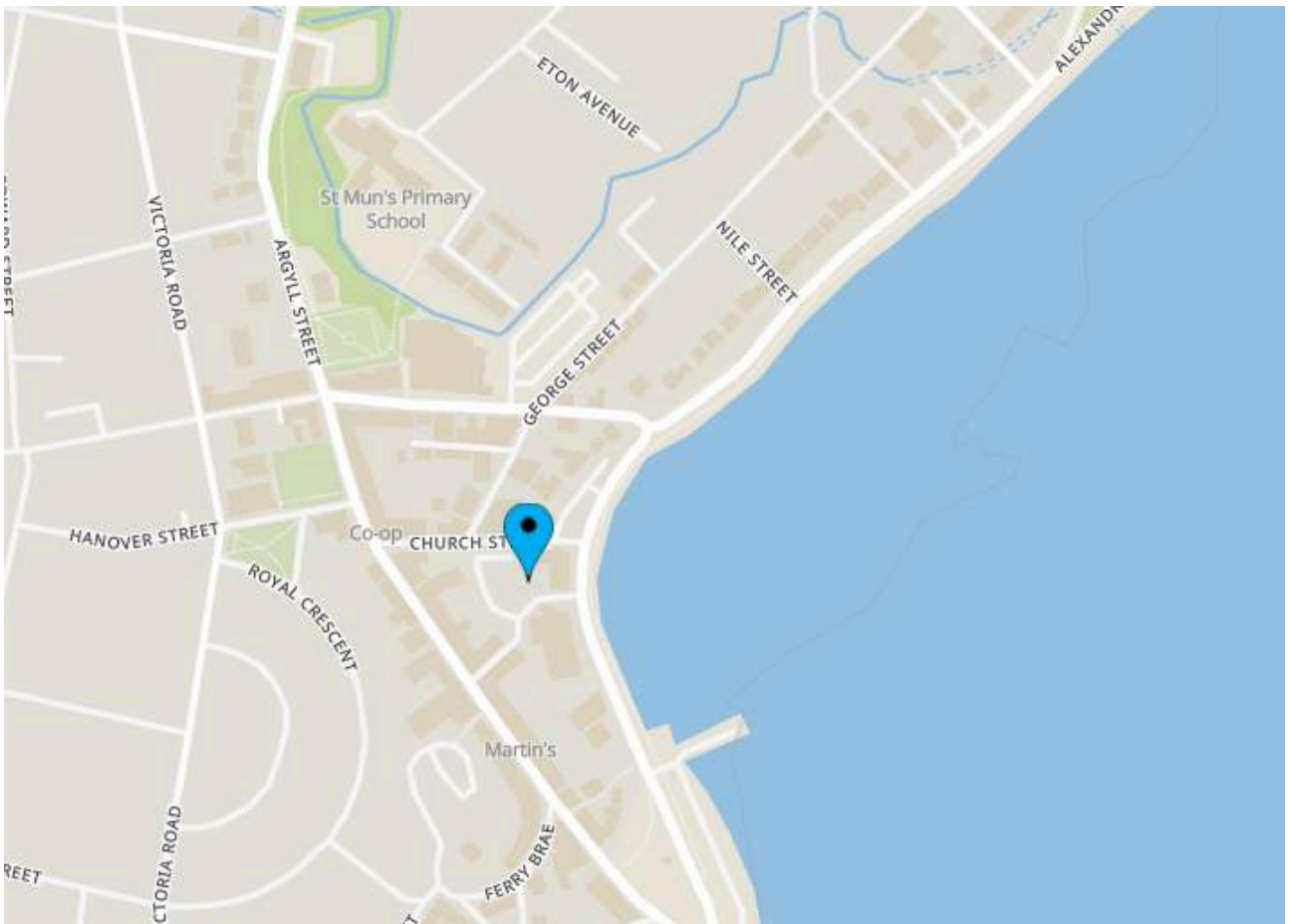
**TRAVEL**  
Western Ferries provide a vehicular service between Hunter's Quay (Dunoon) and McInroy's point (Gourock) allowing easy access by car to Glasgow and surrounding areas. Turn Left on exiting ferry terminal and follow shore road through Kirn to Dunoon. Cross over roundabout at bottom of John Street and take 2nd right into Moir Street. Harmony Court's private car park is on right hand side. 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 MacBrayne 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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Floor plans are indicative only - not to scale.

