



**Corrigan
Black**
Solicitors

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Ashgrove

Sandbank, Dunoon, PA23 8QH

Offers Over
£95,000

Ashgrove

Corrigall Black are delighted to present to the market 'Ashgrove' a rarely available two bedroom upper flat, situated in an enviable elevated position in the popular village of Sandbank. With outstanding views out to the Holy Loch and the hills beyond, the property comprises two double bedrooms, lounge, shower room, kitchen and a good-sized walk-in cupboard that offers potential to be converted into a home office if required. The property has garden grounds, off road parking, garage and also benefits from GCH and double glazing. There will be a keen interest in this desirable property and as such we suggest early viewing to avoid disappointment.

The Location

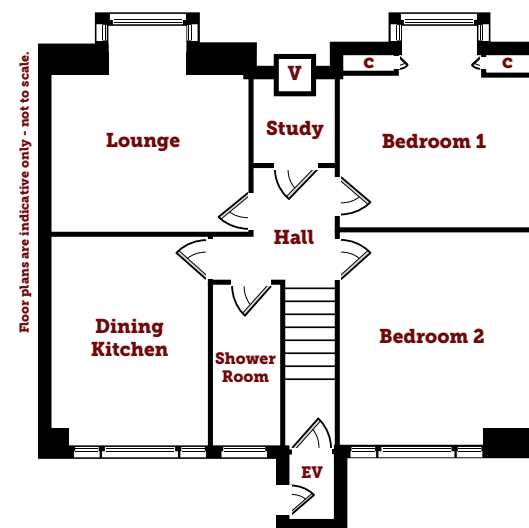
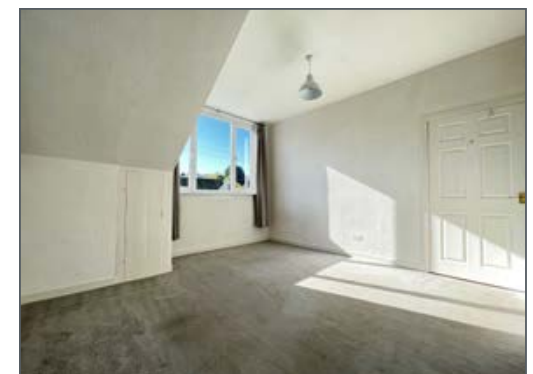
Sandbank is a lovely village situated on the Cowal Peninsula in Argyll. The area can be accessed by road or by ferry from Gourock to Dunoon. Sandbank village has its own primary school and play park as well as local shops, hotels, and pubs. The town of Dunoon, 2.5 miles away, offers a wide variety of 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

- OUTSTANDING LOCH VIEWS
- GARDEN GROUNDS
- FLEXIBLE ACCOMMODATION
- PRIVATE PARKING
- SOUGHT AFTER LOCATION
- G.C.H/D.G
- GARAGE
- EARLY ENTRY AVAILABLE

Measurements

Entrance Vestibule	1.43 m X 1 m / 4'8" X 3'3" A.W.P
Hall / Landing	2.2 m X 2.16 m / 7'3" X 7'1" A.W.P
Lounge	4.13 m X 2.93 m / 13'7" X 9'7" A.W.P
Dining Kitchen	4.02 m X 3.2 m / 13'2" X 10'6" A.W.P
Bedroom 1	4.09 m X 2.92 m / 13'5" X 9'7" A.W.P
Bedroom 2	3.9 m X 3.7 m / 12'10" X 12'2" A.W.P
Study	1.81 m X 1.63 m / 5'11" X 5'4" A.W.P
Shower Room	2.78 m X 1.65 m / 9'1" X 5'5" 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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