



**Corrigan  
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## Ben Nevis

High Road, Sandbank, Dunoon, PA23 8PX

Offers Over  
**£87,000**

# Ben Nevis

Corrigall Black are delighted to present to market this attractive, two bedroom, upper flat situated in the sought after village of Sandbank. Presented in walk in condition, this delightful property comprises two double bedrooms, lounge, dining kitchen, bathroom and study. The property further benefits from G.C.H, D.G, generous private garden and also a communal garden area to enjoy this wonderful location. With so much to offer we would anticipate a high level of interest in this property and highly recommend early viewing to avoid disappointment.

## The Location

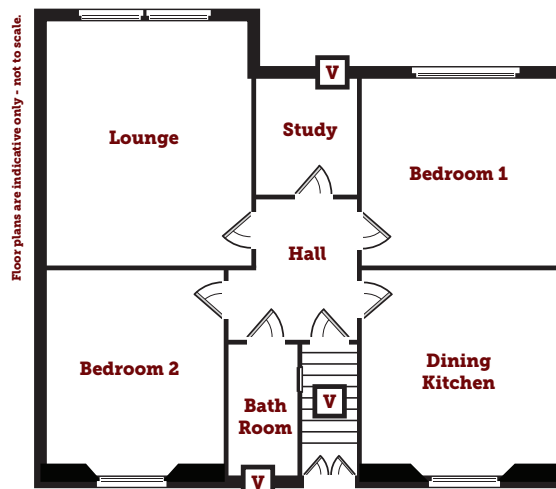
Sandbank is a lovely village situated on the Cowal Peninsula in Argyll. The area can be accessed by road or by ferries that run from Gourock to Dunoon. Sandbank village has its own primary school and play park as well as local shops and pubs. The wonderful Holy Loch Marina has a cafe and several other businesses adding to this thriving community, and is ideal for those with a love of sailing as well as the many outdoors pursuits that are available in the stunning surroundings. The town of Dunoon lies approximately 2.5 miles away and 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 and housing a library, gym, and soft play area. The local region is enjoyed by outdoor enthusiasts and is a place of outstanding natural beauty that provides amazing opportunities to engage with nature.

## Property Features

- SOUGHT AFTER LOCATION
- GARDEN GROUNDS
- STUDY
- G.C.H/D.G
- STOVE
- WALK IN CONDITION
- CHARACTER
- EARLY ENTRY AVAILABLE

## Measurements

Hall / Landing	2.4 m X 2.3 m / 7'10" X 7'7" A.W.P
Lounge	4.49 m X 3.6 m / 14'9" X 11'10" A.W.P
Bedroom 1	3.5 m X 3.46 m / 11'6" X 11'4" A.W.P
Bedroom 2	3.88 m X 3.32 m / 12'9" X 10'11" A.W.P
Study	2.08 m X 2 m / 6'10" X 6'7" A.W.P
Bathroom	2.5 m X 1.21 m / 8'2" X 4'0" A.W.P
Entrance Hallway	2.6 m X 1.03 m / 8'6" X 3'5" A.W.P
Dining Kitchen	3.8 m X 3.5 m / 12'6" X 11'6" 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.