



**Corrigan  
Black**  
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## Strathmore

64 Auchamore Road, Dunoon, PA23 7JL

Offers Over  
**£120,000**

# Strathmore

Corrigall Black are delighted to present to the market 'Strathmore', a wonderful detached 2 bedroom cottage situated within walking distance of the main street in Dunoon as well as the promenade and a wide variety of amenities the town has to offer. With fantastic garden grounds and much sought after off-road parking for two vehicles, the property comprises two double bedrooms, lounge, dining kitchen, shower room, utility room and useful outbuilding. Reflected in the price this property will require some upgrading to bring it to its full potential. We anticipate a high level of interest in this property and therefore recommend early viewing.

## The location

The ever-popular town of Dunoon and the local region is steeped in history and surrounded by natural beauty which is loved by outdoor enthusiasts who enjoy activities including sailing, kayaking, paddle boarding, wild swimming, hill walking and mountain biking. Dunoon is home to a wide variety of facilities including a swimming pool, golf course, bowling greens, a secondary and primary schools, hospital, GP surgeries, a unique array of shops, cafes, pubs, and restaurants. Within walking distance of the property there is a regular passenger ferry that passes to Gourock and from where there is a train link to Glasgow. The Western Ferries vehicle ferry leaves from Hunters Quay and is a twenty-minute crossing running up to every fifteen minutes at peak periods. The town's Queens Hall provides a fantastic community library facility, fitness suite, soft play area and a large venue for shows. Meanwhile the Burgh Hall is a renowned arts venue with gallery space and it plays host to a wide variety of performances. Both venues ensure a fantastic choice of recreational activities are accessible in the town.

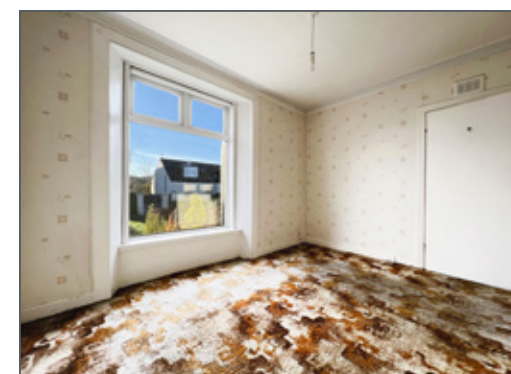
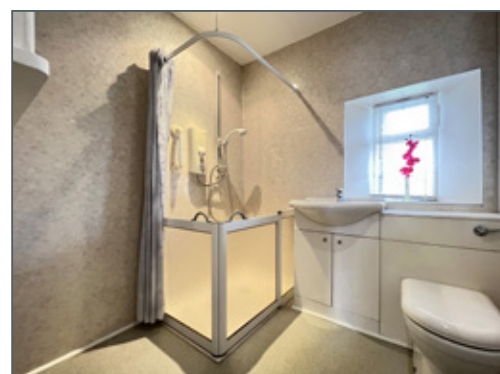
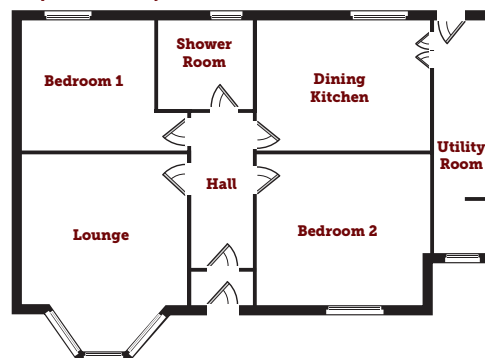
## Property Features

- OFF ROAD PARKING
- SUBSTANTIAL GARDEN GROUNDS
- UTILITY ROOM
- OUTBUILDING
- DETACHED COTTAGE
- WALKING DISTANCE TO AMENITIES AND FERRY
- PROJECT PROPERTY
- EARLY ENTRY AVAILABLE

## Measurements

Entrance Vestibule	1.13 m X 0.89 m / 3'8" X 2'11" A.W.P
Hall	2.98 m X 1.12 m / 9'9" X 3'8" A.W.P
Lounge	4.25 m X 3.65 m / 13'11" X 12'0" A.W.P
Bedroom 1	3.62 m X 2.96 m / 11'11" X 9'9" A.W.P
Bedroom 2	3.68 m X 3.13 m / 12'1" X 10'3" A.W.P
Utility Room	5.04 m X 1.1 m / 16'6" X 3'7" A.W.P
Shower Room	2.02 m X 1.87 m / 6'8" X 6'2" A.W.P
Dining Kitchen	3.63 m X 3.16 m / 11'11" X 10'4" A.W.P

Floor plans are indicative only - not to scale.



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.