

STEWART & BENNETT

SOLICITORS

2 Cedar Grove, Dhalling Road, Dunoon, PA23 8BX



Offers Over £115,000

- Two bed semi-detached bungalow in quiet residential area close to town centre and local amenities.
- Accommodation comprises sitting room, kitchen, two bedrooms and bathroom. Gas central heating. Double glazed.
- ECP: C. Council Tax: B
- Ground to front and rear mainly laid to grass with mature shrubs to side. Garden Shed and drying area.
- Allocated parking space.
- Excellent opportunity for those looking to down size or buy-to-let.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Two bed semi-detached bungalow in quiet residential area close to town centre, local amenities and local bus route. Property is in an elevated position offering partial views of Firth of Clyde and Dunoon Hills. Accommodation comprises sitting room, kitchen, two bedrooms and bathroom. Gas central heating. Double glazed. ECP: C. Council Tax: B. Ground to front and rear mainly laid to grass with mature shrubs to side. Garden Shed. Drying green. Allocated parking space. Excellent opportunity for those looking to down size or for first time buyer. 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.

Porch 1.38 m x 1.38 m / 4'6" x 4'6"

Window to side and rear. Overhead light and vinyl floor covering. Door gives access to front door.

Hall / Landing

Hallway gives access to sitting room, kitchen, two bedrooms, bathroom and two storage cupboards. Carpet, overhead light and radiator.

Sittingroom 4.60 m x 3.20 m / 15'1" x 10'6"

Window to front offering partial views of Firth of Clyde and Dunoon hills. Carpet, overhead light and radiator.

Kitchen 3.30 m x 2.30 m / 10'10" x 7'7"

Window to rear. White wall and floor units. Complementary work surface. Stainless steel sink and drainer. Gas hob with extractor over, built in oven, space for fridge freezer and plumbed for washing machine. Vinyl floor covering, strip light and radiator.

Bedroom 1 3.40 m x 3.20 m / 11'2" x 10'6"

Window to rear. Double room with built-in wardrobe and additional cupboard to side. Carpet, overhead light and radiator.

Bedroom 2 3.00 m x 2.70 m / 9'10" x 8'10"

Window to front offering partial views of Dunoon hills. Built-in wardrobe. Carpet, overhead light and radiator.

Bathroom 2.00 m x 1.70 m / 6'7" x 5'7"

Opaque window to side. White suite comprises W.C., wash hand basin, bath with shower over. Tiling around bath area. Vinyl floor covering, overhead light and radiator.

Outside

Ground to front and rear mainly laid to grass with some mature shrubs to side. Garden shed. Washing area. Allocated car space.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

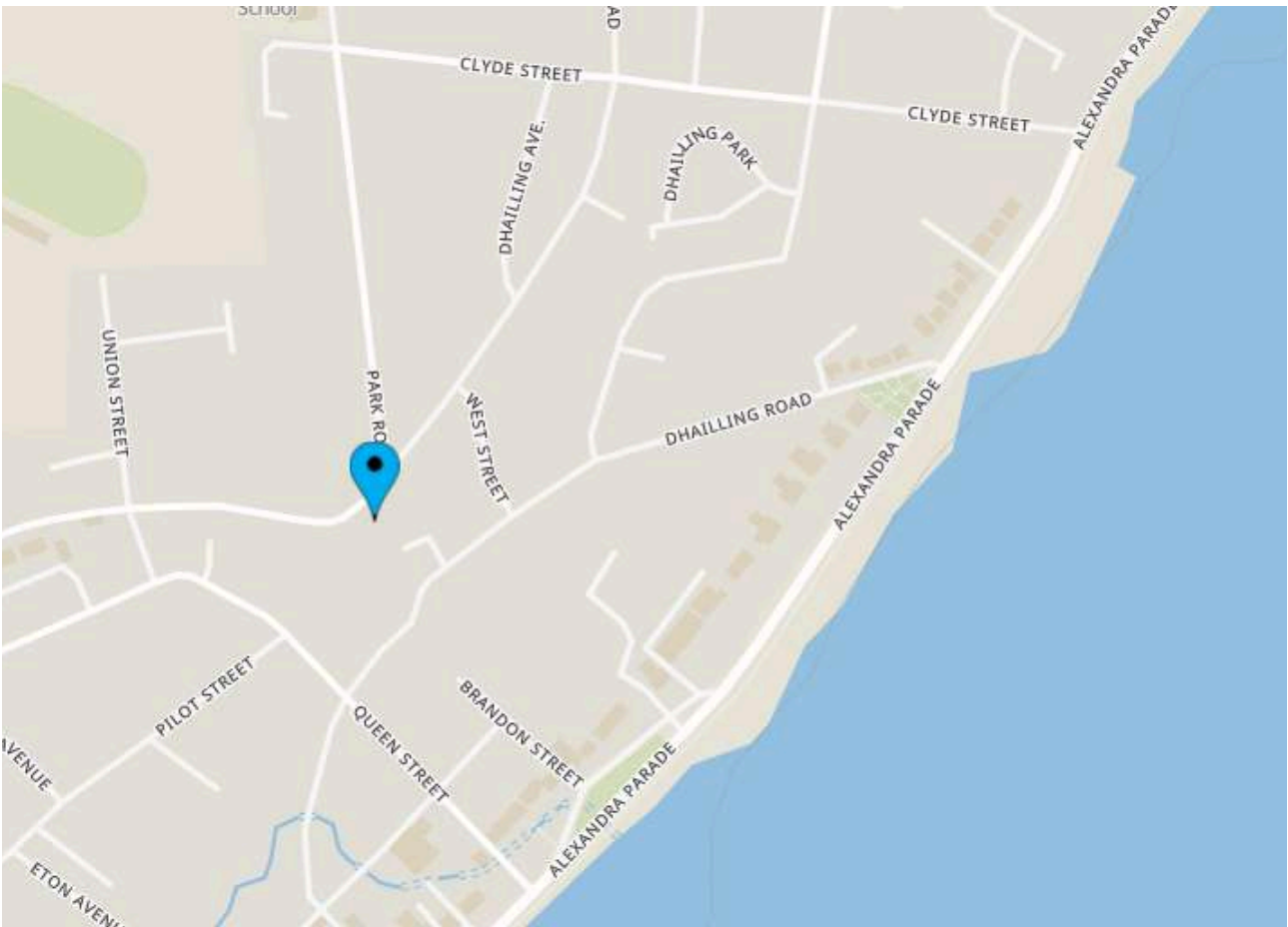
TRAVEL
Western Ferries offer a regular ferry service between Hunter's Quay (Dunoon) and McInroy's Point (Gourock) allowing for easy access to Glasgow and surrounding areas. On exiting the ferry terminal at Hunter's Quay turn left toward Dunoon. Continue through Kirn passing Kirn Parish Church take 3rd right onto Dhalling Road. Follow road up and over brow of hill turning right into Cedar Grove. Number 2 is on right hand side. Caledonian MacBrayne Ltd operate a passenger only ferry service between Dunoon breakwater and Gourock Pier with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may also be reached by road via the A83 from Glasgow passing Loch Lomond and The Rest and Be Thankful then the A815.

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.

Stewart & Bennett, Solicitors,
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Floor plans are indicative only - not to scale.

