

STEWART & BENNETT

SOLICITORS

72 Sandhaven, Sandbank, Dunoon, PA23 8QW



Offers Over £125,000

- Two-bed terraced property situated in the popular Sandhaven development in the village of Sandbank.
- Accommodation comprises open plan living, dining area with patio doors leading out to the enclosed garden grounds, kitchen, bathroom, two double bedrooms and a further box room located off bedroom one that would be ideal as a study.
- Double Glazed. Electric heating. EPC: F. Council Tax: C.
- Ground to front is bordered with mature shrubs and grass area. Outside storage cupboard. Enclosed ground to rear offering patio area, raised grass area with some mature shrubs as borders.
- Ideal buy-to let or first time buyers. Early viewing recommend.

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www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Two-bed terraced property situated in the popular Sandhaven development in the village of Sandbank. Accommodation comprises open plan living, dining area with patio doors leading out to enclosed garden grounds, kitchen, bathroom, two double bedrooms and a further box room located off bedroom one that would be ideal as a study. Loft access has an aluminium fitted ladder which folds down. The property has fantastic storage options with multiple large cupboards. Double Glazed. Electric heating. EPC: F. Council Tax: C. Ground to front is bordered with mature shrubs and grass area. Outside storage cupboard. Enclosed ground to rear offering patio area, raised grass area with some mature shrubs as borders. Ideal buy-to-let or first time buyers. Early viewing recommend. The popular residential development of Sandhaven is situated in Sandbank, approximately four miles from Dunoon. Sitting on the banks of the Holy Loch, the village boasts a marina, sailing club, village shop / post office, takeaway, primary school and bowling club. 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

Bright porch offering two large storage cupboards. One housing the electrics. Carpet and overhead light. Door opens into open-plan living area.

Open-Plan-Living 6.60 m x 5.80 m / 21'8" x 19'0"

Window to front offering views of Kilmun Hills. Good size room which flows into dining area. Patio doors to rear giving access to enclosed rear garden. Door gives access to kitchen. Carpet, two overhead lights, two electric wall heaters. Under stair storage cupboard. Stair gives access to upper floor.

Kitchen 3.20 m x 3.00 m / 10'6" x 9'10"

Window to rear gives views of fields behind. Wood effect wall and floor units. Complementary work surface. Stainless steel sink and drainer. Plumbed for washing machine and dishwasher. Space for slot in electric cooker and fridge freezer. Space for dining table. Two ceiling spot tracks wood effect floor covering and electric wall heater.

Hall / Landing

Upper hallway gives access to bedroom one, two and bathroom. Floored loft access has an aluminium fitted ladder which folds down. Storage cupboard, carpet and overhead light.

Bedroom 1 4.50 m x 2.80 m / 14'9" x 9'2"

Good size double room with window to front offering views of Kilmun Hills. Built-in wardrobes, storage cupboard, carpet, overhead light and electric wall heater. Door leads to box room/study.

Box Room/ Study 2.80 m x 1.80 m / 9'2" x 5'11"

Window to side. Carpet, overhead light and electric wall heater.

Bedroom 2 3.70 m x 3.20 m / 12'2" x 10'6"

Double room with window to rear offering views of fields behind. Built in wardrobe. Carpet, overhead light and electric wall heater.

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

Opaque window to rear. White suite comprises W.C., wash hand basin and bath with shower over. Wet wall round bath area. Over head light, vinyl floor covering and heated towel rail.

Outside

Ground to front is surrounded by mature shrubs. Grass area and outside storage. Enclosed garden to rear offering views of fields behind. Patio area, raised grass area/drying green. Communal parking to front.



Reference: E487792



ENTRY

Negotiable

VIEWING

Tel: 01369 704954

TRAVEL

Turn right on exiting ferry terminal following shore road through the village of Sandbank for approximately 1 mile. Turn right at T junction and follow road through village. Sandhaven will be on left hand side. Take the 2nd entrance into estate, turn left and take 2nd left. Number 72 is on left hand side. Access from communal car park. Western Ferries operate a regular vehicular ferry service between Hunter's Quay (Dunoon) and McInroy's Point (Gourock) allowing easy access by car to Glasgow and surrounding areas. 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.

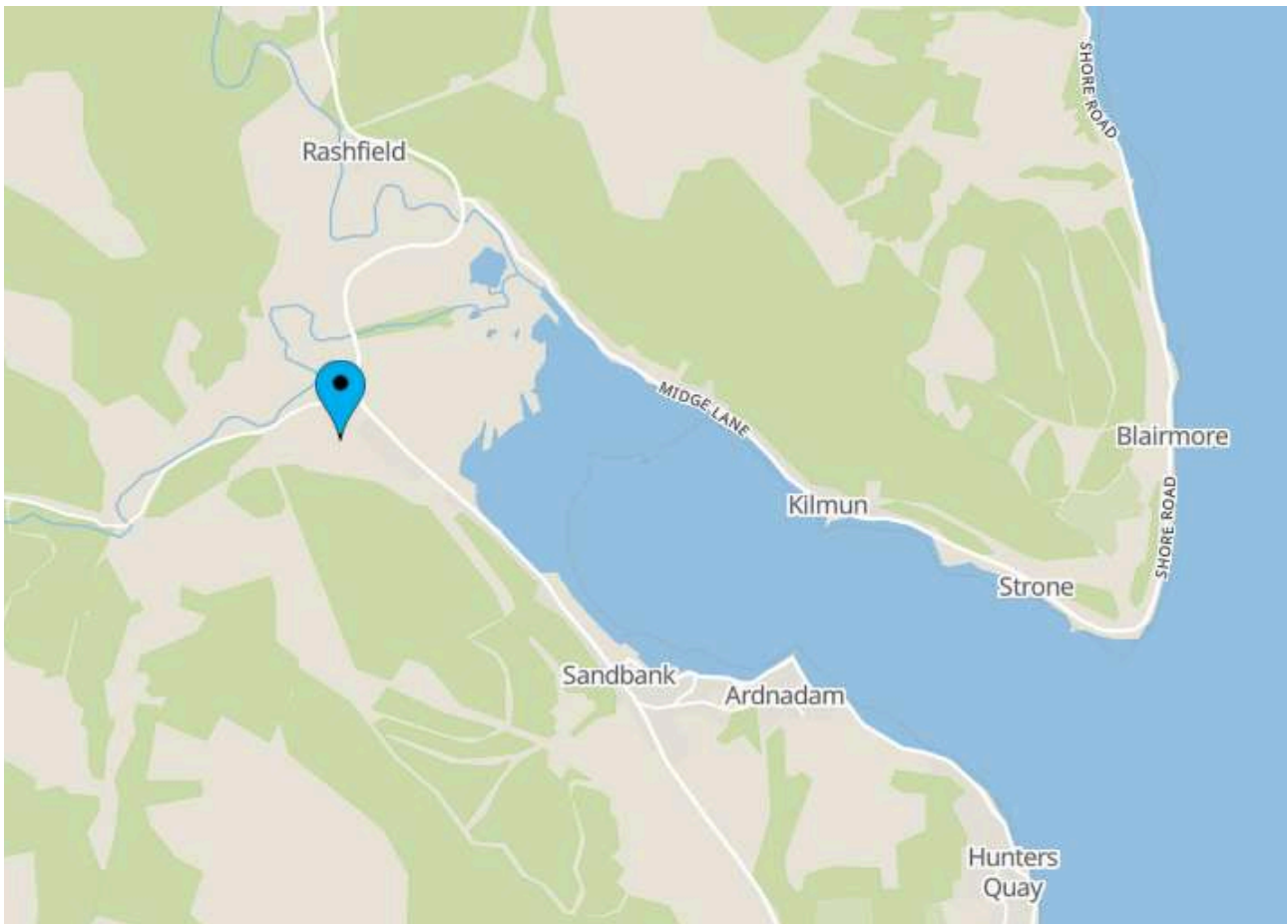
NOTE

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 6) 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,
82 Argyll Street, Dunoon, Argyll PA23 7NJ
Tel: 01369 704954 Fax: 01369 706695





Floor plans are indicative only - not to scale.

