



Mayflower

44 Victoria Road, Dunoon, PA23 7AE

Offers Over
£210,000

Mayflower

Corrigall Black are delighted to present to the market 'Mayflower', a wonderful, detached, three bedroom bungalow located in the heart of Dunoon. The property is presented in walk in condition and comprises of entrance vestibule, lounge, three double bedrooms, shower room and dining kitchen. The property benefits from gas central heating, double glazing, garden grounds, off road private parking and it has also been reroofed. We recommend early viewing of this fantastic, rarely available, family sized bungalow in its sought after location which will undoubtedly appeal to a wide variety of purchasers.

The Location

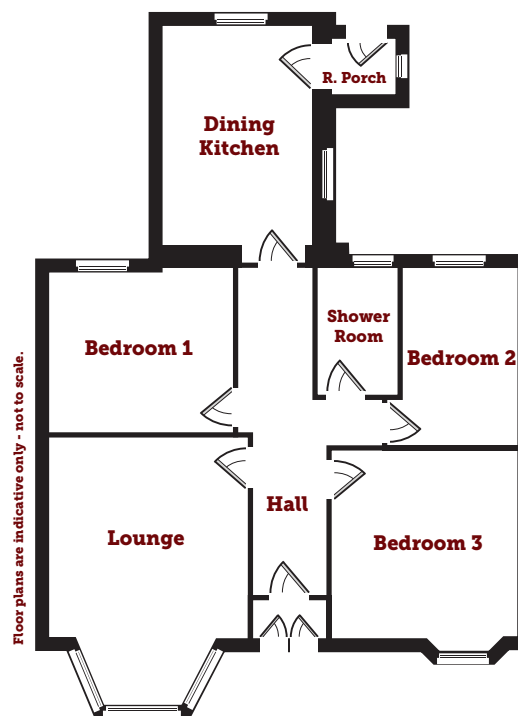
The ever popular town of Dunoon and the local region is steeped in history and surrounded by natural beauty which is loved by outdoor enthusiasts who enjoy activities including sailing, kayaking, paddle boarding, wild swimming, hill walking and mountain biking. Dunoon is home to a wide variety of facilities including a swimming pool, golf course, bowling greens, hospital, GP surgeries and a unique array of shops, cafes, pubs, and restaurants. A regular passenger ferry to Gourock with train link is located within walking distance of the property. The Western Ferries' vehicle ferry leaves from Hunters Quay and offers a twenty-minute crossing that runs 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 is a large venue for shows. Another fantastic local landmark is the Burgh Hall which is a renowned arts venue with gallery space, and it also hosts a wide variety of performances. Both venues ensure a fantastic choice of recreational activities are accessible in the town.

Property Features

- SOUGHT AFTER LOCATION
- WALK IN CONDITION
- G.C.H & D.G
- CHARACTER
- FRONT & BACK GARDEN
- DETACHED BUNGALOW
- OFF ROAD PARKING
- EARLY ENTRY AVAILABLE

Measurements

Hall / Landing	6.9 m X 1.52 m / 22'8" X 5'0" A.W.P
Lounge	5.62 m X 4.34 m / 18'5" X 14'3" A.W.P
Dining Kitchen	5.45 m X 3.67 m / 17'11" X 12'0" A.W.P
Bedroom 1	4.05 m X 3.29 m / 13'3" X 10'10" A.W.P
Bedroom 2	4.06 m X 2.96 m / 13'4" X 9'9" A.W.P
Bedroom 3	4.41 m X 4.1 m / 14'6" X 13'5" A.W.P
Rear Porch	1.49 m X 1.35 m / 4'11" X 4'5" A.W.P
Shower Room	2.57 m X 1.78 m / 8'5" X 5'10" A.W.P
Entrance Vestibule	1.5 m X 0.86 m / 4'11" X 2'10" 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.