



Westerholm

Kilmun, Dunoon, PA23 8SE

Offers Over
£180,000



Westerholm

Corrigall Black are excited to present to the market 'Westerholm', a rare opportunity to acquire a spacious, well laid out, detached, Dorran bungalow in one of Argyll's most sought after loch side locations in the beautiful village of Kilmun on the Cowal Peninsula. Whether you're looking for a peaceful permanent residence or a scenic retreat, this property combines comfort, space, and breathtaking water and country views. The three bedroom property boasts substantial garden grounds and a sweeping driveway with off road parking for multiple vehicles, while a garage provides an additional convenience. The home features oil central heating, double glazing and an open plan living space that truly is the heart of the home. The spacious lounge is open to the dining area and benefits from dual aspect windows flooding the space with natural light as well as showcasing the spectacular panoramic views. A panel glazed door leads seamlessly into the kitchen, creating a wonderful flow ideal for both family living and entertaining guests and is perfect for relaxing in a serene setting. The property also includes a modern shower room and benefits from ample built in storage throughout. With its generous proportions, outstanding location and incredible views, this family sized bungalow offers a unique opportunity to enjoy village life in a special setting. We highly recommend early viewing to avoid disappointment.

The Location

Kilmun is a small village set on the edge of the Holy Loch on the Cowal peninsula. The area is abundant in beautiful woodlands and Kilmun and the surrounding villages have several eating establishments, a medical centre, golf club and schools. The region is a haven for outdoor enthusiasts with sailing available at the nearby Holy Loch Marina, the fantastic Kilmun Arboretum offering beautiful walks, the surrounding hills providing great

Features

- DETACHED DORRAN BUNGALOW
- OFF-ROAD PARKING
- BEAUTIFUL COUNTRY AND WATER VIEWS
- QUICK ENTRY AVAILABLE
- O.C.H
- FRONT & BACK GARDEN
- SOUGHT AFTER LOCATION
- GARAGE



mountain biking opportunities and the ease of access to the water making it ideal for kayaking, paddle boarding and wild swimming. In the nearby town of Dunoon further amenities can be accessed including a hospital, cinema, restaurants, cafes and pubs. The Queens Hall has a library, gym and soft play area and it is a fantastic live music venue with regular shows throughout the year. The Castle House Museum provides information about the historical town and is set in the wonderful Castle Gardens while The Burgh Hall is a renowned arts hub and welcomes exhibitions and performing arts to its outstanding venue. A ferry terminal offering passenger crossings can be found in Dunoon and the frequent car/passenger service over to Gourock is located a short distance away in Hunter's Quay. The area can also be reached by road via the A82.

Entrance Vestibule

Steps lead up to the front entrance where storm doors lead to the front door. There is an outside seating area to the left side of the property. The front door opens into the spacious entrance hallway from where there is access to all rooms in the property.

Kitchen

The kitchen benefits from a good sized window that overlooks the rear garden area and allows natural light to flood into the room. Comprising ample floor standing and wall mounted units, a sink and space for appliances, the kitchen also has a useful storage cupboard. The rear vestibule provides further additional storage options and access to the rear garden grounds.

Lounge/Open Plan Dining Area

This light and airy L shaped lounge/dining

area has dual aspect windows and enjoys outstanding views over the front garden and across the Loch. The front box bay style window creates a beautiful space to sit back and relax in comfort. The lounge area leads through to flexible space which would be ideal as a dining area. This area has two further windows and, usefully for dining, there is a door through to the kitchen

Bedroom 1

This well proportioned double bedroom enjoys a large window providing pleasant views over the rear of the property. The room also benefits from two built in storage cupboards with sliding doors.

Bedroom 2

This further double bedroom also enjoys colourful views over the rear garden area. The window fills the room with natural light.

Bedroom 3

This generous double bedroom boasts breathtaking views over the loch and the well maintained front lawn area from the large window, providing a picturesque outlook and tranquil setting ideal for relaxation.

Shower room

The modern shower room comprises toilet, a unique glass wash hand basin and stand, large shower cubicle and a privacy glass window.

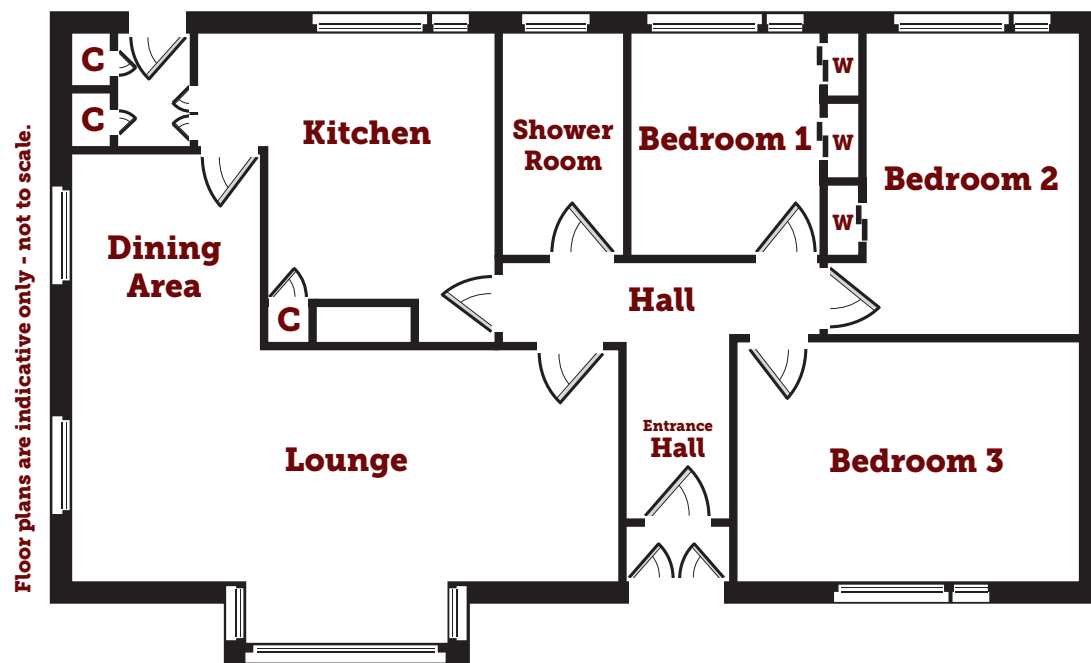
Outside

The property enjoys substantial garden grounds offering a wonderful space to sit out, relax and enjoy this special location. With outstanding views over the water, the garden is a beautiful space to enjoy al fresco dining and barbecues in the summer months.



Measurements

Entrance Hall	3.51 m X 1.29 m / 11'6" X 4'3" A.W.P
Lounge	6.82 m X 3.94 m / 22'5" X 12'11" A.W.P
Dining Area	2.44 m X 2.42 m / 8'0" X 7'11" A.W.P
Kitchen	4.02 m X 3.37 m / 13'2" X 11'1" A.W.P
Bedroom 1	2.9 m X 2.61 m / 9'6" X 8'7" A.W.P
Bedroom 2	3.97 m X 3.35 m / 13'0" X 11'0" A.W.P
Bedroom 3	4.4 m X 3.26 m / 14'5" X 10'8" A.W.P
Rear Entrance Vestibule	1.55 m X 0.98 m / 5'1" X 3'3" A.W.P
Shower Room	2.9 m X 1.67 m / 9'6" X 5'6" 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.