

**36A Argyll Road, Dunoon, PA23 8EJ**



## Offers In Region Of £90,000

- Charming, detached, 1-bedroom cottage set within private courtyard.
- Accommodation comprises open-plan living, bedroom and shower room.
- Double glazing, electric heating.
- EPC. F. Council Tax: A.
- 36A Argyll Road is accessed through private gate.
- Ground is mainly laid with ornate gravel for easy maintenance.
- Off road parking, garage and tool shed.
- Local bus route and local amenities nearby.
- Fantastic buy-to-let or first time buyer.

**FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:**

**[www.stewartbennett.com](http://www.stewartbennett.com)**

**Telephone: 01369 704954 Fax: 01369 706695**

## DESCRIPTION

Charming, detached, 1-bedroom cottage set within private courtyard. Accommodation comprises open-plan living space, bedroom and shower room. Double glazing, electric heating. EPC. F. Council Tax: A. 36A Argyll Road is accessed through private gate. Ground is mainly laid with ornate gravel for easy maintenance. Off road parking, Garage and tool shed. Local bus route and local amenities nearby. Would suit first time buyer or buy-to-let. 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

Door opens into vestibule which gives access to shower room and open-plan living space. Vinyl floor covering and overhead light.

### Open-Plan Living

7.00 m x 3.50 m / 23'0" x 11'6"

Kitchen flows into open-plan living space. Kitchen offers window to side, wood effect wall and floor units, sink with drainer and space for slot in electric cooker. Vinyl floor covering and overhead light. Living area offers window to front, wall mounted electric heater, carpet and overhead light.

### Bedroom 1

3.50 m x 3.20 m / 11'6" x 10'6"

Double room with window to front, carpet, electric wall heater and overhead light.

### Shower Room

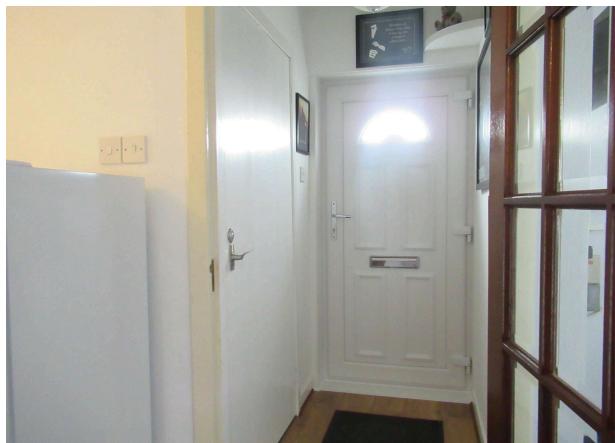
2.30 m x 2.00 m / 7'7" x 6'7"

Modern style white/black suite comprises W.C, sink with storage under, shower cubicle. Wet wall surround, electric wall heater and ceiling spots. Velux window offering natural light.

### Outside

Private court yard offering off road parking, ground laid with ornate gravel for easy maintenance. Garage with tool shed.





## ENTRY

Negotiable

## VIEWING

Tel: 01369 704954

## TRAVEL

Regular vehicular ferry services are provided by Western Ferries between McInroy's Point (Gourock) and Hunters Quay (Dunoon) allowing easy access to Glasgow and surrounding areas. On exiting the ferry terminal at Hunter's Quay turn left toward Dunoon. Continue through Kirn taking a right onto Clyde Street. Take second on left onto Argyll Road. 36A is on left hand side just past entrance to Charles Gardens. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may be reached by road via the A83 from Glasgow passing Loch Lomond and the Rest and Be Thankful

## 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



