



Upper Burnside Villa

Shore Road, Sandbank, Dunoon, PA23 8QB

Offers Over
£160,000

Upper Burnside Villa

Corrigall Black are excited to present to the market 'Burnside', a three bedroom, grand upper villa with period features set in a highly sought-after, rarely available location, overlooking the scenic Holy Loch. The location provides truly special views to enjoy from the front facing rooms and from the moment you enter the property it impresses with its charming period features, high ceilings, and sense of light and space. From the lower entrance vestibule, stairs rise to the upper apartment. A handy utility room is located off the entrance vestibule which provides an ideal area to store outdoor clothing and shoes. The heart of the home is a truly outstanding lounge, where a large bay window frames the breathtaking vista over the Holy Loch and floods the room with natural light. The upper hallway provides access to three bedrooms, one of which offers excellent potential for use as a home office or study, ideal for professionals or families. There is a spacious dining kitchen from where a further door opens to access stairs leading to a substantial loft area. The modern bath/shower room and generous storage complete the interior. Externally the property benefits from off-road parking for multiple vehicles. A substantial lawned area provides a wonderful outdoor location ideal for family barbecues in the summer months.

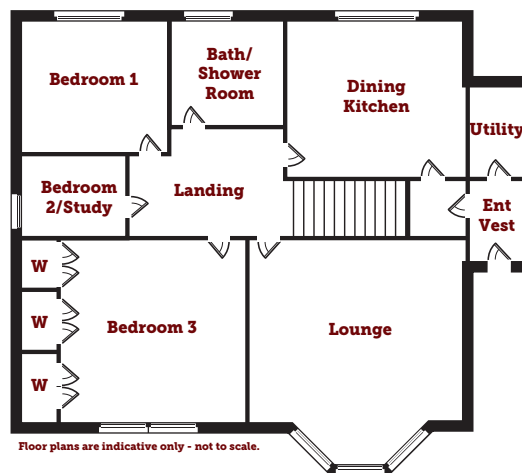
This villa represents an outstanding opportunity to own a characterful home with a versatile living space in a sought-after location, we therefore recommend early viewing to fully appreciate the property and to avoid disappointment.

Property Features

- BEAUTIFUL LOCH & COUNTRY VIEWS
- OFF ROAD PARKING
- SUBSTANTIAL PRIVATE GARDEN GROUNDS
- CHARACTER PERIOD FEATURES
- LOFT SPACE
- UTILITY ROOM
- SOUGHT AFTER LOCATION
- EARLY ENTRY AVAILABLE

Measurements

Entrance Vestibule	1.62 m X 1.47 m / 5'4" X 4'10" A.W.P
Hall / Landing	3 m X 2.05 m / 9'10" X 6'9" A.W.P
Lounge	5.22 m X 4.82 m / 17'2" X 15'10" A.W.P
Dining Kitchen	3.68 m X 3.6 m / 12'1" X 11'10" A.W.P
Bedroom 1	3.38 m X 3.34 m / 11'1" X 10'11" A.W.P
Bedroom 2	2.93 m X 1.67 m / 9'7" X 5'6" A.W.P
Bedroom 3	4.06 m X 3.09 m / 13'4" X 10'2" A.W.P
Utility Room	2.2 m X 1.44 m / 7'3" X 4'9" A.W.P
Bathroom	2.99 m X 2.07 m / 9'10" X 6'9" 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.