

STEWART & BENNETT

SOLICITORS

Homlea, 42 Shore Road, Innellan, PA23 7TJ



In The Region Of £160,000

- We are delighted to bring to market this two-bedroom detached villa offering outstanding views of Firth of Clyde.
- Accommodation comprises sitting room, kitchen, two bedrooms, bathroom and sun room.
- Double glazed. Gas central heating.
- EPC: E. Council Tax: C.
- Garden ground is mainly laid to grass with a mixture of mature shrubs.
- On street parking.
- Property would benefit from modernisation.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

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Great opportunity for those looking to down size, or potentially lucrative buy-to-let.

Situated along the stunning coastline in the charming village of Innellan. The village boasts a Post Office/Village Store, right next door, two pubs offering dining, 9-hole golf course, tennis and bowling clubs. Families will appreciate the excellent primary school, while the church and village hall serve as the heart of the community.

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

Property has two entrances to front. One opens into sun room and other to main hallway.

Hall / Landing

Hallway gives access to sitting room, bedroom 1 and to upper bedroom. Carpet, overhead light and radiator. Storage cupboard.

Sun Room

3.40 m x 2.50 m / 11'2" x 8'2"

Sun room, offering outstanding views of Firth of Clyde. Cupboard offering space for condensing tumble dryer. Vinyl floor covering, radiator and spot light. Door gives access to front garden.

Sittingroom

4.60 m x 3.50 m / 15'1" x 11'6"

Window to front and rear. Front window offers views of Firth of Clyde. Door gives access to sun room, kitchen and bathroom. Carpet, overhead light and radiator.

Kitchen

2.70 m x 2.20 m / 8'10" x 7'3"

Wood effect older style wall and floor units. Complementary

work surface with stainless steel sink and drainer. Plumbed for washing machine and space for slot in electric cooker and fridge freezer. Over head light and vinyl floor covering.

Bedroom 1

3.80 m x 3.00 m / 12'6" x 9'10"

Double bedroom with window to front. Carpet, overhead light and radiator.

Bedroom 2

3.60 m x 3.00 m / 11'10" x 9'10"

Double room with window to front offering views of Firth of Clyde and hills beyond. Coombed ceilings. Carpet, overhead light and radiator.

Bathroom

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

Opaque window to rear. Grey suite comprises W.C., vanity sink with storage under and bath with shower over. Vinyl floor covering, overhead light and radiator.

Outside

Ground to front is mainly laid to grass with mature shrubs bordering path to front door. Ample space to create a patio to enjoy views overlooking the Firth of Clyde. On street parking.





ENTRY

Negotiable

VIEWING

Tel: 01369 704954

TRAVEL

Regular vehicular services are provided by Western Ferries between McInroy's Point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding area. Turn left on exiting ferry terminal at Hunter's Quay and follow shore road through Kirn, Dunoon and then to Innellan. Homlea, 42 Shore Road is on right hand side next door to the Lido Post Office. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock Pier with onward train connection to Glasgow Central Station. The local area may 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.

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