



Leabank Cottage

114 Shore Road, Innellan, Dunoon, PA23 7SS

Offers Over
£210,000

Leabank Cottage

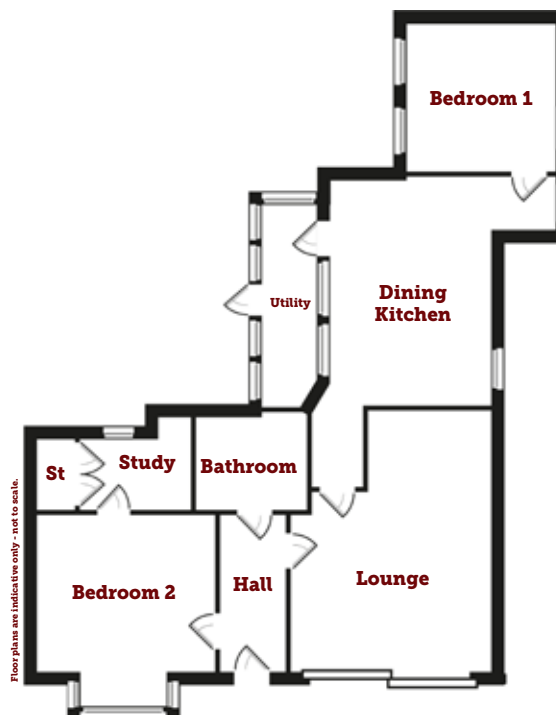
Corrigall Black are excited to present to the market 'Leabank', a beautiful two bedroom detached cottage situated on the shore road in Innellan, a sought-after village in the picturesque West Coast of Scotland. The detached property comprises lounge, kitchen, two bedrooms, Home Office/Study, bathroom and utility area. Located directly opposite the popular Sandy Beach the property benefits from a beautiful view out to the River Clyde. Set in a lovely plot there is a green, sprawling back garden, off road parking and a great seating area to the front and back, to make the most of the scenery. The views out to Sandy Beach with sea and the Perch, a local landmark, beyond provide an ever-changing scene of boats and ships passing by and it is filled with wildlife that is a privilege and joy to watch such as seals, sea otters, porpoises and a vast array of sea birds. The local area has a welcoming spirit with lots of ways of getting involved in community life for those who wish to. This cottage is perfect for those ready to live the dream of owning a gorgeous seaside home, which would suit everyone from those wanting a quiet life in a rural location to those wanting to immerse themselves in the whole host of outdoor activities and community life available. Equally, this property would make a fantastic holiday retreat to escape to. This beautiful home really is situated in a dream location and we expect there to be a strong amount of interest in the property and highly recommend early viewing.

Property Features

- DETACHED COTTAGE
- SOUGHT AFTER LOCATION
- RIVER VIEWS
- PORCH/UTILITY
- PRIVATE PARKING
- WALK IN CONDITION
- HOME OFFICE/STUDY
- EARLY ENTRY AVAILABLE

Measurements

Entrance Hall	3.42 m X 1.15 m / 11'3" X 3'9" A.W.P
Lounge	5.31 m X 2.93 m / 17'5" X 9'7" A.W.P
Home Office/Study	2.18 m X 1.8 m / 7'2" X 5'11" A.W.P
Dining Kitchen	4.34 m X 2.47 m / 14'3" X 8'1" A.W.P
Bedroom 1	4.25 m X 3.18 m / 13'11" X 10'5" A.W.P
Bedroom 2	3.33 m X 2.52 m / 10'11" X 8'3" A.W.P
Porch/Utility Area	4.74 m X 1.41 m / 15'7" X 4'8" A.W.P
Bathroom	2.22 m X 1.9 m / 7'3" X 6'3" 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.