



**Corrigan
Black**
Solicitors

To view, contact us on:
t: 01369 702941 • f: 01369 704304
or email: info@corriganblack.com

www.corriganblack.com



10 Newton Park

Innellan, Dunoon, PA23 7ST

Offers Over
£140,000

10 Newton Park

Corrigall Black are delighted to present this three bedroom semi-detached property set within the desirable Cul-de-sac in Newton Park Innellan. Comprising three double bedrooms, this family home offers a wonderful combination of modern comfort, generous space, storage options throughout and stunning coastal surroundings. The property also enjoys partial sea views across the Firth of Clyde and boasts substantial garden grounds with off road parking to the side. This property provides a rare opportunity to secure a spacious home in one of Innellan's most popular residential pockets with communal play areas for children. Corrigall Black anticipate a high level of interest in this property therefore recommend early viewing to avoid disappointment.

Accommodation

The interior is fresh and inviting and has been thoughtfully designed to suit family life. Stairs lead to the entrance door which opens into the bright welcoming hallway which provides ample space to store outdoor clothing. The lounge is a warm welcoming space filled with natural light from the large double glazed window with partial sea views beyond. This generous room offers plenty of space for both relaxation and entertaining. A further door in the lounge opens into the modern kitchen with ample space for appliances, from here, direct access to the garden makes outdoor dining, BBQS and entertaining effortless. The double glazed window overlooks the substantial rear garden area which is also ideal for supervising small children whilst enjoying this fabulous outdoor space. The family bathroom can be accessed from the lower hall where stairs rise to the upper floor. Three carpeted double bedrooms, each generously proportioned with storage options are located on the upper floor, the front facing bedroom enjoys river views.

Location

The property is set back from the road but not far from the scenic shoreline of the Firth of Clyde and a popular location for seal spotting, Innellan is a charming coastal village that offers a perfect blend of rural tranquillity and coastal living with a picturesque waterfront setting and open vistas across the Clyde to the Isle of Bute and the Ayrshire coast. The area features quiet beaches and woodland walks making it ideal for outdoor enthusiasts, dog walkers and anyone seeking a relaxing lifestyle close to nature. Despite its serene feel Innellan benefits from a local shop, school, village pub and eatery and enjoys an active welcoming village community. The hall hosts a wide variety of events. Inspiring Innellan has a wonderful energised group of locals who work hard to ensure the village is well maintained and has been successful in winning many awards. Convenient access to the nearby town of Dunoon is just a short pleasant drive or bus journey away, providing a wide array of amenities. Passenger ferries from Dunoon offer links to Gourock and onwards connections. Hunters Quay provides a regular car/ passenger service all year round.

Measurements

Entrance Vestibule	0.96 m X 0.68 m / 3'2" X 2'3" A.W.P
Entrance Hallway	4.49 m X 2.04 m / 14'9" X 6'8" A.W.P
Lounge	4.32 m X 4.17 m / 14'2" X 13'8" A.W.P
Kitchen	4.33 m X 2.92 m / 14'2" X 9'7" A.W.P
Bedroom 1	4.44 m X 4.07 m / 14'7" X 13'4" A.W.P
Bedroom 2	3.38 m X 3.23 m / 11'1" X 10'7" A.W.P
Bedroom 3	4.39 m X 2.73 m / 14'5" X 8'11" A.W.P
Bathroom	2 m X 1.82 m / 6'7" X 6'0" A.W.P

Energy Rating D



Floorplans are indicative only - not to scale



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.