

STEWART & BENNETT

SOLICITORS

Dunfanaghy, Blairmore, Dunoon, PA23 8TE



Offers Over £290,000

- We are delighted to bring to the market Dunfanaghy, which is a 4 bed detached Victorian Villa offering outstanding views of Loch Long and Firth of Clyde.
- Accommodation comprises of two reception rooms, kitchen, utility, conservatory, four bedrooms and two bathrooms.
- Property offers generous garden ground to front and rear.
- Garage, two outhouses and greenhouse. Driveway offering off street parking.
- Double Glazed. Oil Heating.
- EPC: E Council Tax: E.
- The area is particularly attractive to those seeking a lifestyle move, second home or holiday retreat, looking to enjoy Lochside living in one of Argyll's appealing coastal communities.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

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Positioned in the picturesque village of Blairmore, where there are plenty of outdoor activities to be found, including sailing, fishing, hill walking or visiting historical sites and Benmore Botanic Gardens. Blairmore is situated on the western shore of Loch Long in Argyll and Bute, within the Loch Lomond and The Trossachs National Park.

The village is a popular spot for tourists visiting the Cowal Peninsula. There is a café and gift shop within the village. Neighbouring Strone has the Shore Café and Strone Inn Bar.

A well-stocked grocery store is located at the Cot House garage and there is a nearby restaurant/pub in Ardentinnny.

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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.



Reference: E504602



EPC - E. Council Tax - E.

Entrance Vestibule

Porch gives access to main door, opening into hallway.

Hall / Landing

Hallway gives access to sitting room, dining room, kitchen, family bathroom and two storage cupboards. Stairs lead to upper floor. Carpet, overhead light and radiator. Period features retained.

Sittingroom 5.60 m x 4.20 m / 18'4" x 13'9"

Bay window to front offering outstanding views of Loch Long and Firth of Clyde. Many period features retained. Carpet, overhead light and radiator.

Dining Room 3.80 m x 3.30 m / 12'6" x 10'10"

Window to front offering views of Firth of Clyde and beyond. Room gives access to conservatory. Carpet, overhead light and radiator. Currently used as a bedroom.

Conservatory 3.50 m x 3.50 m / 11'6" x 11'6"

Bright room offering views of Firth of Clyde. Quiet room to sit and relax. Tiled floor covering. Double door gives access to garden.

Kitchen 4.50 m x 2.60 m / 14'9" x 8'6"

Window to rear offering views of garden. White wall and floor units. Complementary work surface incorporating a stone effect sink and drainer. Electric hob with extractor fan over, built-in oven with a separate grill. Tiling under wall units. Plumbed for dishwasher and space for fridge and freezer. Wood effect floor covering, three ceiling spot tracks and radiator. Door gives access to utility room.

Utility Room

2.80 m x 2.00 m / 9'2" x 6'7"

Window to side. Shelving offering storage. Complementary worksurface incorporating sink. Room houses boiler and is plumbed for washing machine. Door gives access to rear garden.

Bathroom

4.00 m x 2.30 m / 13'1" x 7'7"

Generous size family bathroom with opaque window to rear. White suite comprises W.C., wash hand basin and bath. Walk-in shower cubicle. Carpet, ceiling light and radiator..

Bedroom 1

3.80 m x 3.60 m / 12'6" x 11'10"

Window to front offering lovely views across Loch Long. Carpet, overhead light and radiator. Coombed ceiling.

Bedroom 2

4.00 m x 3.80 m / 13'1" x 12'6"

Window to front again offering views over Loch Long. Carpet, overhead light and radiator. Coombed ceiling.

Bedroom 3

Double room with window to side. Wood effect floor covering, overhead light and radiator.

Bedroom 4

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

Window to side. Carpet, overhead light and radiator. Room currently used as a study.

Upper Bath Room

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

White suite comprises W.C., wash hand basin and accessible walk in bath. Velux window, over head light, wood effect floor covering and radiator.

Outside

Generous mature garden grounds surround. Gravel driveway offering ample space for off road parking. Garage. Two outhouses offering storage. Greenhouse and drying green.





ENTRY

Negotiable

VIEWING

Tel: 01369 704954

TRAVEL

Dunfanaghy lies approximately 9 miles north of Dunoon. Turn right on exiting ferry terminal following shore road to Sandbank. Turn right at T junction and follow road through village onto A815 taking a right just after Cot House Services to Kilmun. Follow shore road through to Blairmore. Western Ferries operate a regular vehicular ferry service between Hunters Quay (Dunoon) and McInroy's Point (Gourock) allowing easy access by car to Glasgow and surrounding areas. Caledonian MacBrayne Ltd operate a passenger only ferry service between Dunoon breakwater and Gourock Pier with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may also be reached by road via the A83 from Glasgow passing Loch Lomond and The Rest and Be Thankful then the A815.

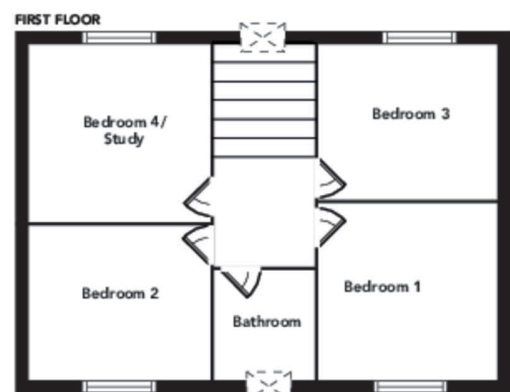
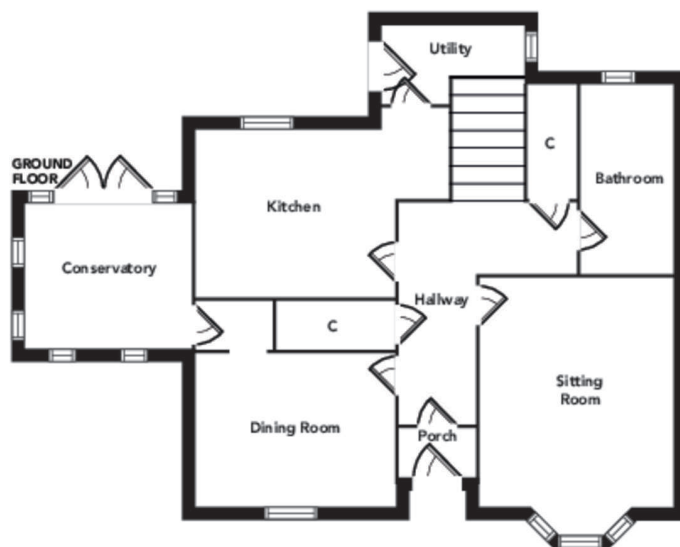
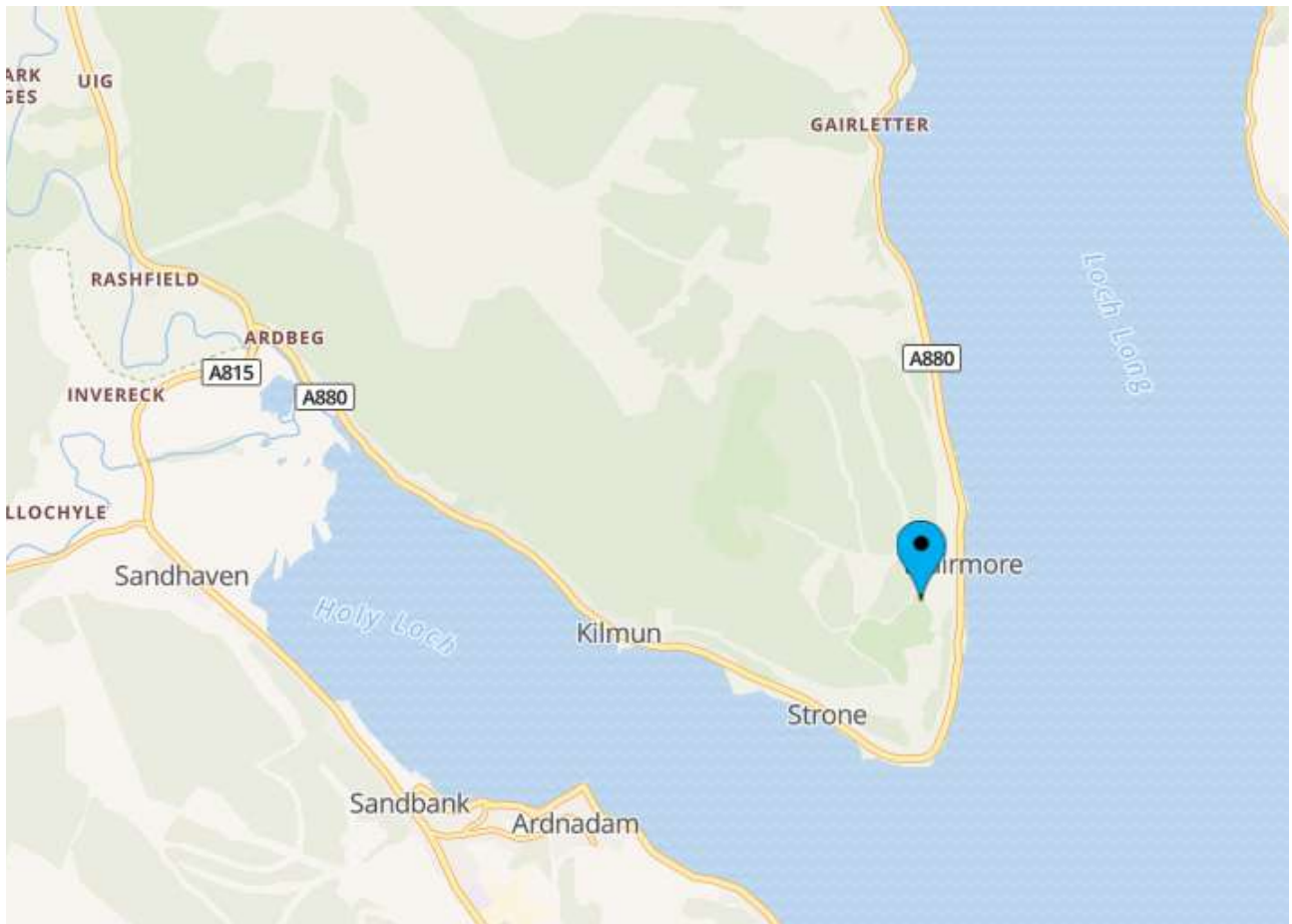
NOTE

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.

Stewart & Bennett, Solicitors,
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Tel: 01369 704954 Fax: 01369 706695





Floorplans are indicative only - not to scale
Produced by Plushplans