



33 Cammesreinach Crescent

Hunters Quay, Dunoon, PA23 8JZ

Offers Over
£155,000

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Corrigall Black are excited to present to market this attractive semi-detached bungalow in the highly sought residential location of Cammesreinach Crescent in Hunters Quay. This rarely available property offers well-maintained accommodation ideal for comfortable living. The entrance hallway provides access to all rooms and has been fitted with attractive feature flooring which runs seamlessly into the lounge creating and defining the dining area in this good sized room. The two double glazed windows allow plenty of natural light, along with spot lighting which creates a warm and inviting atmosphere ideal for both relaxation and entertaining. The lounge windows overlook the wonderful, well-maintained garden views to the front. The two generously sized carpeted bedrooms feature additional storage options with the Master benefitting from fixed sliding door storage and this bedroom looks out over the rear lawned garden and beyond. The good sized double glazed window allows natural light to flood this comfortable bedroom, creating an ideal relaxing space. A further carpeted double bedroom is located next to the Master and benefits from a shelved cupboard and views over the garden. Located off the bright hallway is a sliding door providing access to the kitchen, offering a practical design feature. The kitchen comprises floor and wall mounted units, integrated appliances and dual-aspect windows to the front and side of the property. The G.C.H Vaillant Boiler is situated in the kitchen. The attractive modern shower room is located next to the bedrooms. This semi-detached bungalow also benefits from a substantial workshop and a further shed located to the side of the property, where off road parking for multiple vehicles is available. Corrigall Black anticipates a high level of interest in this property therefore recommend early viewing to fully appreciate the location, garden grounds and all this wonderful detached bungalow has to offer.

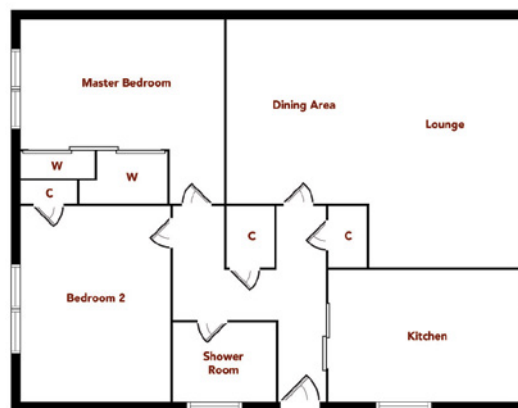
Situation

Hunter's Quay is a highly desirable village set alongside the Firth of Clyde. The property presented to market is situated within walking distance of the Western Ferries Terminal which offers a car/passenger ferry link to Gourock. Beautiful walks along the promenade are easily accessible. The nearby Holy Loch Marina is enjoyed by water sports enthusiasts who participate in sailing, kayaking, and paddle boarding. Those who enjoy the great outdoors can also access the wonderful surrounding hills and forestry land and enjoy the lovely walks in the nearby Benmore Gardens.

The main town of Dunoon lies two miles west of Hunter's Quay and offers access to a wide variety of amenities including doctor's surgeries, dentists, hospital, shops, cafes, restaurants, pubs, cinema, swimming pool and supermarkets. The Burgh Hall is a fantastic arts venue providing exhibitions, a cafe, and a variety of shows while the Queens Hall hosts excellent gym facilities, exercise classes, library and provides an outstanding venue for live music. The Castle house museum is located beside the Queens Hall and has a host of historical information available about the local area. Further regular passenger ferries run from Dunoon to Gourock where train links can be easily accessed.

Measurements

Entrance Hallway	4.2 m X 1 m / 13'9" X 3'3" A.W.P
Lounge/Dining Area	6 m X 4.9 m / 19'8" X 16'1" A.W.P
Kitchen	3.7 m X 2.8 m / 12'2" X 9'2" A.W.P
Master Bedroom 1	4.1 m X 3.6 m / 13'5" X 11'10" A.W.P
Bedroom 2	3.3 m X 3.1 m / 10'10" X 10'2" A.W.P
Shower Room	1.9 m X 1.08 m / 6'3" X 3'7" A.W.P



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.