



Kon-Tiki, 134 Bullwood Road

PA23 7QN

Offers Over
£260,000

Kon-Tiki, 134 Bullwood Road

Corrigall Black are excited to present to market 'Kon Tiki, this exceptional detached bungalow is situated in the much sought after location of Bullwood Road, just a short distance from the historical town of Dunoon. The property enjoys an enviable elevated position, making the most of the outstanding, ever-changing views over the River Clyde and beyond.

Designed to take full advantage of the location and layout, the heart of the home is an impressive open-plan lounge through to the dining area, which also has direct access to the kitchen, creating a wonderful sociable flow ideal for entertaining guests. The room is flooded with natural light from the triple-aspect windows and this stunning area perfectly frames the surrounding landscape, capturing the panoramic river vistas and garden views from the lounge, dining area, kitchen and conservatory. The kitchen flows seamlessly from the living space and has been thoughtfully designed, boasting an extensive range of floor and wall-mounted units oven hob and hood and a generously sized central island. The sink is located directly under the good sized double-glazed window which provides views over the substantial garden grounds to the rear of the property. Access to the useful conservatory, hall and dining area can all be gained from the kitchen. The spacious and inviting master bedroom enjoys views over the water and beyond that provide a truly outstanding picturesque scene to wake up to every day and a further feature window adds character to this luxurious relaxing room which further benefits from an array of fixed storage options, allowing the space to be effortlessly organised. A further carpeted double bedroom again with fixed storage options is located next to the family bathroom, this bathroom is luxurious with a sunken-style bath with matching bathroom suite. The privacy glazed window is to the side of the property. Kon-Tiki has off-road parking for multiple vehicles and a garage. Situated in the rear garden area is a handy shed ideal for storing garden equipment.

Corrigall Black anticipates a high level of interest in this rarely available, wonderful property; the location, garden grounds and living space will appeal to a wide variety of potential purchasers and we recommend early viewing to fully appreciate this substantial property and to avoid disappointment.

The Location

The ever popular town of Dunoon and the local region is steeped in history and surrounded by natural beauty which is loved by outdoor enthusiasts who enjoy activities including sailing, kayaking, paddle boarding, wild swimming, hill walking and mountain biking. Dunoon is home to a wide variety of facilities including a swimming pool, golf course, bowling greens, schools, a hospital, GP surgeries and a unique array of shops, cafes, pubs, and restaurants. A regular passenger ferry to Gourock, with onward train links to Glasgow is located in Dunoon while a couple of miles away Western Ferries provide a vehicle ferry that runs up to every fifteen minutes at peak periods. The town's Queens Hall provides a fantastic fitness suite, library and soft play. There is also a large venue for shows. The town also benefits from the centrally located Burgh Hall, a renowned arts venue with gallery space that also hosts a wide variety of performances. Both local venues ensure a fantastic choice of recreational activities are accessible in the town.

Measurements

Entrance Hallway	5.26 m X 2.14 m / 17'3" X 7'0" A.W.P
Lounge	5.18 m X 4.76 m / 17'0" X 15'7" A.W.P
Dining Area	3.52 m X 3.51 m / 11'7" X 11'6" A.W.P
Dining Kitchen	4.12 m X 3.97 m / 13'6" X 13'0" A.W.P
Bedroom 1	4 m X 3.26 m / 13'1" X 10'8" A.W.P
Bedroom 2/Master	4.75 m X 3.76 m / 15'7" X 12'4" A.W.P
Bathroom	2.9 m X 2.1 m / 9'6" X 6'11" 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.