



Fairholm, 131 Bullwood Road,
Dunoon, PA23 7QN

Offers Over
£199,995

Fairholm, 131 Bullwood Road

Corrigall Black are excited to present to the market 'Fairholm', a wonderful, detached bungalow situated in the highly sought-after location of Bullwood Road, offering a rarely available opportunity for those seeking a property with exceptional potential. Double doors open into the entrance vestibule, where a further modern door provides access to the hallway. The lounge is front-facing and provides a fantastic position to relax and enjoy outstanding river views from the large, double-glazed window which floods the room with natural light. The property comprises two double bedrooms, one with views over the River Clyde, offering a truly exceptional vista to embrace every day. The second double bedroom is located to the side of the property with views from the dual aspect windows to the rear garden area. The bathroom has been converted to provide walk-in seated showering facilities with wet wall surrounds. The family sized kitchen is flooded with natural light from the large window to the side of the property and floor and wall mounted units ensure ample storage is available. A panel-glazed door located in the kitchen opens into a further room which could be utilised as a dining room, creating a sociable flow through to the conservatory, ideal for family gatherings and entertaining guests.

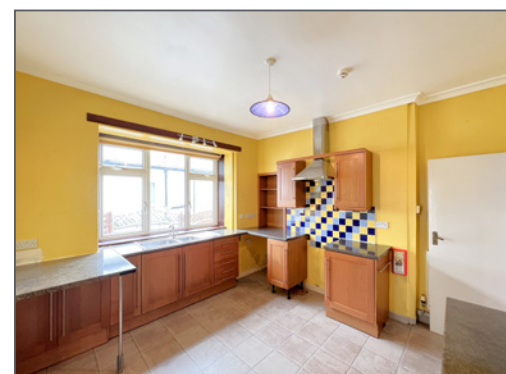
The property further benefits from off-road parking for multiple vehicles and generous private garden grounds. 'Fairholm' offers purchasers an exciting opportunity to acquire a wonderful bungalow bursting with potential, ideal for buyers looking to modernise or completely transform this property into a stunning forever home with endless possibilities for renovation and scope to add value. Set in a special location with ever-changing views, 'Fairholm' will undoubtedly be a popular property; opportunities such as this are rare to the market in this type of position. Corrigall Black recommends early viewing to avoid disappointment and to fully appreciate the potential and location.

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 Vestibule	1.37 m X 0.92 m / 4'6" X 3'0" A.W.P
Hallway	3.9 m X 1.8 m / 12'10" X 5'11" A.W.P
Lounge	5.02 m X 4.1 m / 16'6" X 13'5" A.W.P
Dining Room	3.72 m X 2.38 m / 12'2" X 7'10" A.W.P
Kitchen	4.2 m X 3.5 m / 13'9" X 11'6" A.W.P
Bedroom 1	4.1 m X 3.6 m / 13'5" X 11'10" A.W.P
Bedroom 2	3.9 m X 3.65 m / 12'10" X 12'0" A.W.P
Bathroom	2.9 m X 2.3 m / 9'6" X 7'7" A.W.P
Conservatory	3.3 m X 2.8 m / 10'10" X 9'2" 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.