



5 Sandhaven

Sandbank, Dunoon, PA23 8QN

Offers over
£165,000

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Corrigall Black are excited to present to market this exceptional three/four-bedroom family home situated in the highly sought-after location of Sandhaven in Sandbank. Wonderful garden grounds to the front and rear of the property provide a variety of areas to enjoy the outdoors. To the side of the pathway leading to the main modern entrance door is a handy wood store, external storage options are also available. A modern UPVC door with privacy glazing opens into the bright, welcoming hallway with attractive flooring and decor, the hallway provides access to the lounge, kitchen and WC. A further door opens directly into the good-sized utility area with additional storage, space for utilities, a Belfast-style sink and shower. This impressive substantial property offers exceptional flexible living with the added attraction of a great-sized linked annexe currently being used as a home gym. The annexe also benefits from direct access to the rear garden. The door situated in this location opens onto a patio-styled area ideal for enjoying the outdoors and summer BBQs. Lovely views over the garden grounds are provided from dual-aspect double-glazed windows. This wonderful flexible space could also be used as a fourth bedroom, home office, studio or guest suite. At the heart of this attractive family home is the generously sized kitchen providing additional fixed storage options, floor and wall-mounted units, attractive wood-effect flooring and a larger style Fusion cooker with hood, the surrounds have been thoughtfully completed with stylish tiling and lighting. A large double-glazed window overlooks the garden area. Double panel glazed doors open directly into the substantial lounge which provides direct access out to the rear garden. The natural flow created by the layout of the property between the kitchen, lounge and garden enhances the sense of space whilst creating a fabulous sociable feel ideal for entertaining and family life. The substantial lounge enjoys dual-aspect views over the garden grounds to the front and back, which adds to the warmth and character of the lounge. The wood-burning stove, which is complemented by a featured thin stone wall further contributes to the ambience of the lounge.

Stairs located in the entrance hallway rise to the upper floor of the property, comprising one carpeted double bedroom situated to the front which enjoys elevated views towards the hills and a generous storage cupboard and two further double bedrooms overlooking the garden grounds to the rear also with additional fixed storage. The family bathroom comprises bath with overhead shower, sink, wc and privacy glazed window. Further storage options can also be found in the upper and lower hallways.

Corrigall Black encourage early viewing in order to fully appreciate this impressive family home with a linked annexe offering a range of opportunities for use. We anticipate a high level of interest and therefore recommend early viewing to appreciate the endless possibilities for relaxed family life in a great location this property offers.

Measurements

Hall / Landing	3 m X 2 m / 9'10" X 6'7" A.W.P
Lounge	6.6 m X 6.3 m / 21'8" X 20'8" A.W.P
Dining Kitchen	4.6 m X 3.1 m / 15'1" X 10'2" A.W.P
Bedroom 1	3.6 m X 3.4 m / 11'10" X 11'2" A.W.P
Bedroom 2	3.06 m X 2.7 m / 10'0" X 8'10" A.W.P
Bedroom 3	4.7 m X 2.7 m / 15'5" X 8'10" A.W.P
Bedroom 4/Linked Annexe	6.61 m X 4.6 m / 21'8" X 15'1" A.W.P
Utility Room	2.5 m X 1.9 m / 8'2" X 6'3" A.W.P
Bathroom	2.3 m X 1.62 m / 7'7" X 5'4" A.W.P
Shower Room	1.9 m X 0.9 m / 6'3" X 2'11" A.W.P
WC	1.6 m X 1 m / 5'3" X 3'3" 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.