STEWART & BENNETT

SOLICITORS

# 1 Meadowside Villa, Sandbank, Dunoon, PA23 8QB



## Offers Over £99,000

- Meadowside is a substantial detached lower villa offering an exciting refurbishment opportunity, with breath taking panoramic views across Holy Loch.
- Accommodation comprises sitting room, kitchen, utility, dining room, bathroom, 4 bedrooms and shower room.
- Double glazed with electric heating. Gas is supply in kitchen.
- EPC: F.  Council Tax: C.
- Large garden ground to front laid to grass and communal driveway offering off road parking. Area of ground to rear mainly laid to grass. Three sheds.
- Early viewing recommended.

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**www.stewartbennett.com**

**Telephone: 01369 704954 Fax: 01369 706695**

## DESCRIPTION

Meadowside is a substantial detached lower villa offering an exciting refurbishment opportunity, with breath taking panoramic views across Holy Loch. Requiring remedial works, this 4 bedroom property presents enormous potential for buyers looking to add value and create a truly impressive home. Located in the picturesque coastal village of Sandbank, Meadowside boasts an enviable position opposite the Holy Loch sailing Club.
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Sandbank approximately three miles from Dunoon sits on the banks of the Holy Loch and boasts a marina. Sailing club, 2 pubs, village shop / post office, primary school, bowling club and a children's play area. The expanding Holy Loch Marina is nearby.

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; it is indeed an outdoor enthusiast's playground.









Reference: E508997





**EPC - F.** **Council Tax - C**

**Entrance Vestibule**

Bright porch offering views of Holy Loch and Kilmun hills. Vinyl floor covering and two wall lights. Door gives access to hallway.

**Hall / Landing**

Hallway gives access to sitting room, dining room, bathroom, bedrooms 1 and 4. Carpet, overhead light and electric wall heater.

**Sittingroom** 5.20 m x 4.00 m / 17'1" x 13'1"

Bay window to front offering views of Holy Loch. Some period features retained. Carpet, overhead light and electric wall heater. Door gives access to bedroom 3.

**Kitchen** 5.80 m x 2.80 m / 19'0" x 9'2"

Window to front and side. Older style wood effect wall and floor units. Complementary work surface with brown coloured sink and drainer. Tiling under wall units. Space for slot in gas cooker with extractor over and plumbed for washing machine. Space for under counter fridge or freezer. Vinyl floor covering and strip light. Door gives access to utility room and further door to dining room.

**Utility Room** 4.40 m x 1.50 m / 14'5" x 4'11"

Window to rear. Complementary worksurface offering under counter storage. Cupboard houses gas meter. Vinyl floor covering. Door gives access to rear garden

**Dining Room** 3.90 m x 3.00 m / 12'10" x 9'10"

Cosy room with window to rear. Carpet, overhead light and radiator. Door gives access to hallway.

**Bathroom** 2.50 m x 1.90 m / 8'2" x 6'3"

Opaque window to rear. Olive suite comprises W.C., wash hand basin, bath with shower over. Tiled walls and tiled floor. Overhead light.

**Bedroom 1** 4.00 m x 3.50 m / 13'1" x 11'6"

Window to front offering views of Holy Loch. Good size room with some period features retained. Carpet, overhead light and electric wall heater.

**Bedroom 2** 3.40 m x 2.80 m / 11'2" x 9'2"

Bedroom 2 is accessed from the sitting room. Window to front again offering views of Holy Loch. Carpet, overhead light and electric wall heater. Door gives access to shower room and 3rd bedroom.

**Shower Room** 4.20 m x 1.00 m / 13'9" x 3'3"

Opaque window to front and side. White suite comprises W.C., vanity unit with sink. Tiled walls. Vinyl floor.

**Bedroom 3** 3.50 m x 2.70 m / 11'6" x 8'10"

Window to side. Built-in storage space. Carpet, overhead light and electric wall heater. Door gives access to bedroom 4.

**Bedroom 4** 3.50 m x 2.90 m / 11'6" x 9'6"

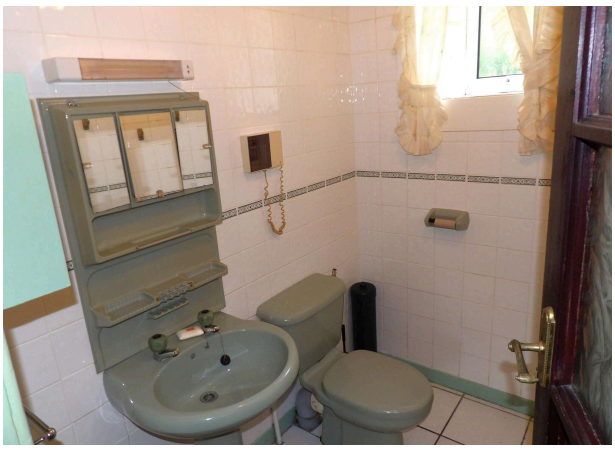
Window to rear. Carpet, overhead light and electric wall heater.

**Outside**

Generous garden grounds to front with some mature shrubs to add some colour. Area of ground to rear with 3 sheds. Ground mainly laid to grass. Communal driveway offering off road parking.

Reference: E508997

























## ENTRY
Negotiable

## VIEWING
Tel: 01369 704954

## TRAVEL
Regular vehicular services are provided by Western Ferries between McInroy's Point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding area. Turn right on exiting ferry terminal at Hunter's Quay and follow shore road to Sandbank. 1 Meadowside Villa is on left hand side across from Children's play park. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock Pier with onward train connection to Glasgow Central Station. The local area may 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.

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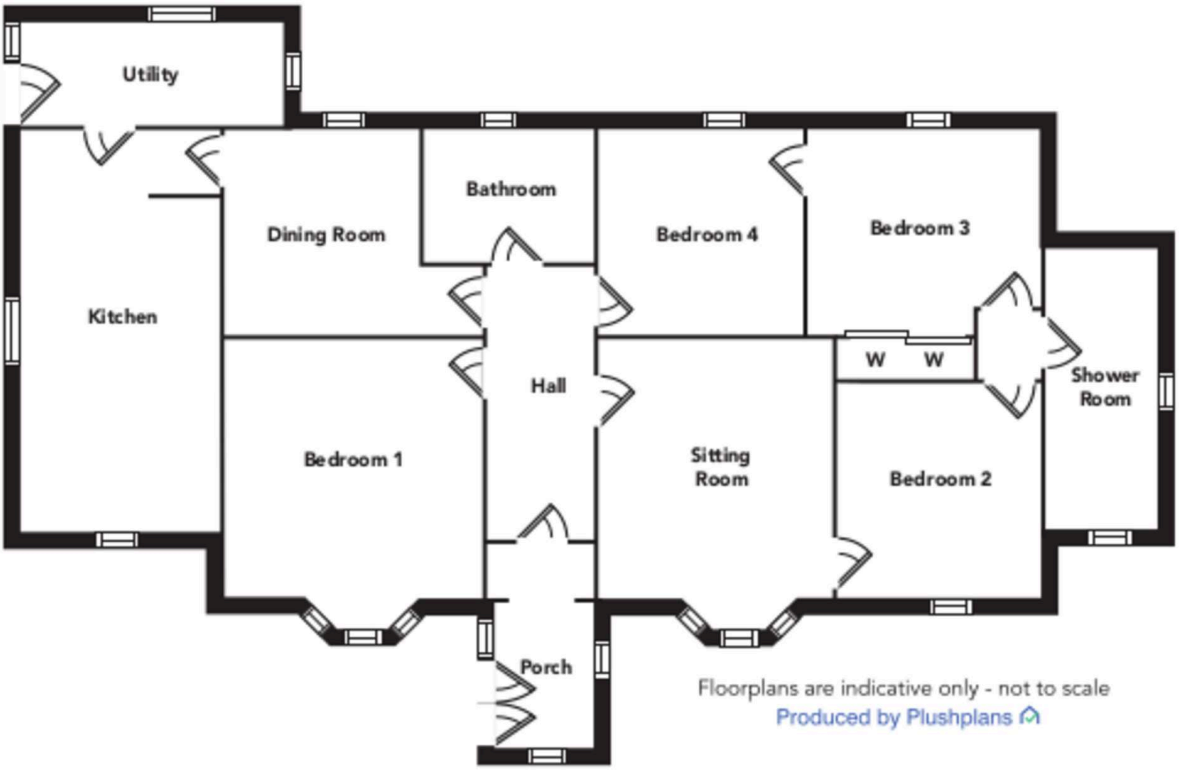
Map Image - Back page

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