

STEWART & BENNETT

SOLICITORS

5 Gerhallow, Dunoon, PA23 7QB



Offers Over £205,000

- Rarely available 2 bedroom luxury flat with balcony offering outstanding views of Firth of Clyde.
- Main door entrance with secure door entry system with intercom.
- Accommodation comprises sitting room, kitchen, dining room, family bathroom, two double bedrooms one with en-suite, and balcony.
- Double glazed, gas central heating.
- EPC: C. Council tax: C.
- Outside space comprises communal drying area and garden ground to side.
- Allocated car parking and external storage shed.
- Ideal for those looking to down size, buy-to-let or first time buyer.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Rarely available 2 bedroom luxury flat with balcony offering outstanding views of firth of Clyde. Main door entrance with secure door entry system with intercom. Accommodation comprises sitting room, kitchen, dining room, family bathroom, two double bedrooms one with en-suite, and balcony. Double glazed, gas central heating. EPC: C. Council Tax: C. Outside space comprises communal drying area and garden ground to side. Allocated car parking space and external storage shed. Ideal for those looking to downsize, buy-to-let or first time buyer. 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: indeed it is an outdoor enthusiast's playground. The area is renowned for its near-endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country. Local amenities including a community hospital, library, leisure centre and two supermarkets. There is an active sailing club at Toward and Sandbank holy loch sailing club. Also within the area there is a nine hole golf course at Innellan, as well as an 18 hole golf course at Cowal golf Club Dunoon.

Entrance Vestibule

Main entrance with secure door entry system with intercom. Carpet and overhead light.

Hall / Landing

Hallway gives access to sitting room, kitchen, two double bedrooms, family bathroom and large storage cupboard. Wooden flooring, 3 ceiling lights and radiator.

Sittingroom 5.00 m x 4.20 m / 16'5" x 13'9"

Good size room with floor to ceiling front windows offering outstanding views of River Clyde and beyond. Door gives access to balcony. Wooden flooring, 3 wall lights and radiator.

Kitchen 3.30 m x 3.10 m / 10'10" x 10'2"

Window to front again offering views of Firth of Clyde. Modern fully fitted kitchen. Cream gloss wall and floor units. Lighting under wall units. Complementary work surface, stainless steel sink and drainer. Electric hob with extractor over. Built-in electric oven. Integrated dishwasher, washing machine and fridge freezer. Wooden floor covering, 2 ceiling spot lights and radiator.

Dining Room 3.40 m x 2.70 m / 11'2" x 8'10"

Window to side and door gives access to wrap-around balcony. Cupboard housing gas boiler. Wooden flooring, ceiling spot light and radiator.

Bathroom 2.80 m x 1.50 m / 9'2" x 4'11"

Opaque window to rear. W.C., wash hand basin on vanity unit with lighting and mirror cabinet. Bath with shower over and screen. Wet wall around bath area. Vinyl floor covering, over head light and towel rail.

Bedroom 1 4.60 m x 4.20 m / 15'1" x 13'9"

Window to rear and front. Built-in wardrobes, carpet, overhead light and radiator. Door gives access to en-suite.

Ensuite 3.00 m x 1.90 m / 9'10" x 6'3"

Opaque window to rear. Modern suite comprises W.C. wash hand basin on vanity unit with lighting and mirror cabinet. Double shower. Vinyl floor covering, ceiling spot light and towel rail.

Bedroom 2 3.90 m x 2.70 m / 12'10" x 8'10"

Further double room with window to rear. Carpet, overhead light and radiator.

Outside

Allocated parking space. Outdoor shed and shared, well kept gardens. Outside drying area.



Reference: E509005



ENTRY

Negotiable

VIEWING

Tel: 01369 704954

TRAVEL

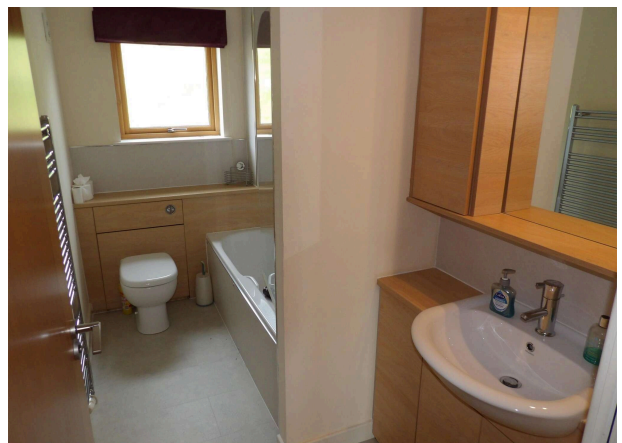
Regular vehicular services are provided by Western Ferries between McInroy's Point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding area. Turn left on exiting ferry terminal at Hunter's Quay and follow shore road through Kirn and Dunoon. Once past children's play park take 3rd right at Laudervale to Gerhallow. Follow road, 5 Gerhallow is first building on left hand side. 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.

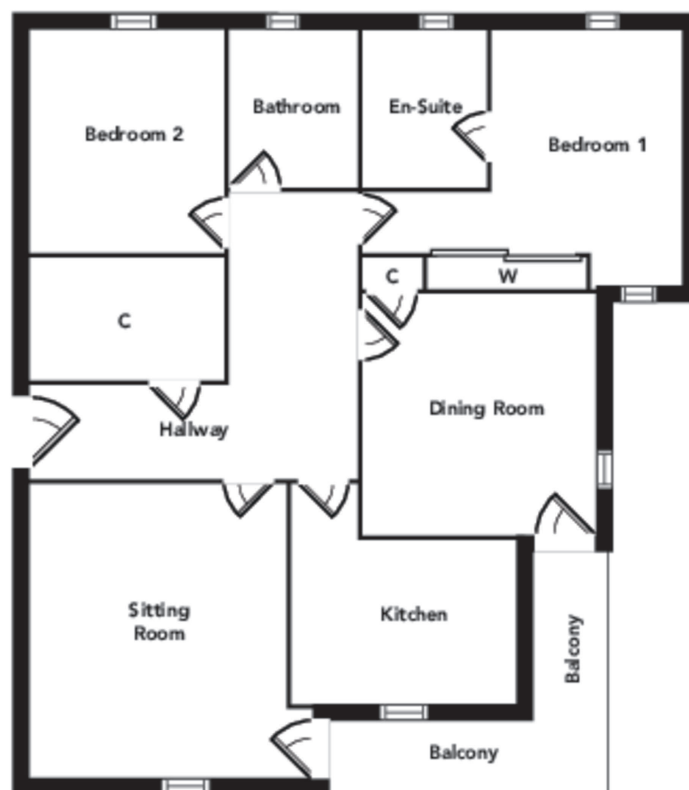
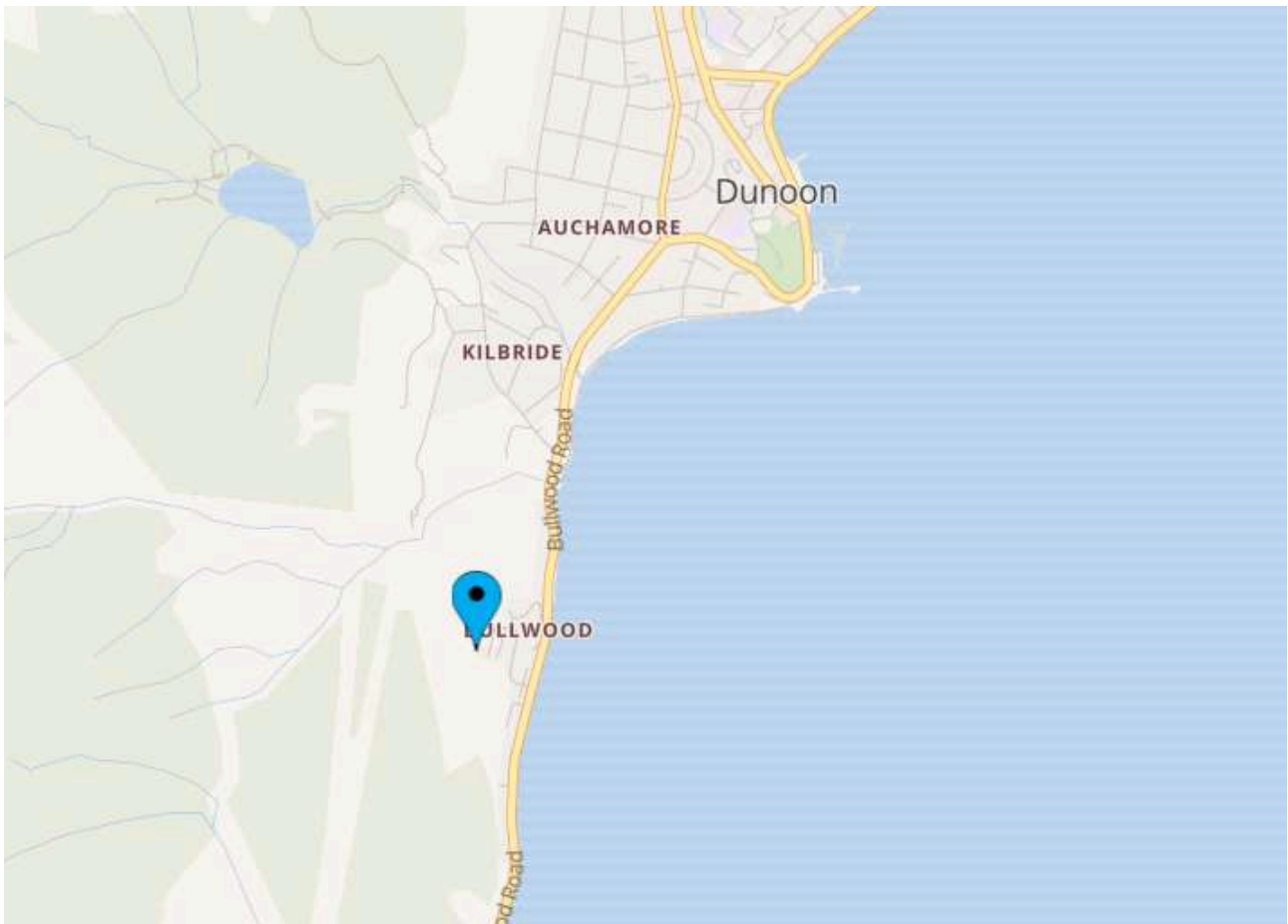
NOTE

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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Floorplans are indicative only - not to scale
Produced by Plushplans 