

STEWART & BENNETT

SOLICITORS

Woodbank, 193 Victoria Road, Dunoon, PA23 7PA



Offers Over £75,000

- Two bedroom ground floor flat with garden close to local amenities.
- Property would benefit from modernisation and will be sold as seen.
- Accommodation comprises sitting room, kitchen, dining room, bathroom and two double bedrooms.
- Double glazed. Gas central heating.
- EPC: E. Council Tax: B.
- Good size garden to side of property. Ground is mainly laid to grass with mature shrubs as borders. Patio area and drying green.
- Excellent purchase for those looking for a renovation project.
- On street parking.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Two bedroom ground floor flat with garden close to local amenities. Property would benefit from modernisation and will be sold as seen. Accommodation comprises sitting room, kitchen, dining room, bathroom and two double bedrooms. Double glazed. Gas central heating. Good size garden to side of property. Ground is mainly laid to grass with some mature shrubs as borders. Patio area and drying green.

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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

Double Storm door opens into porch. Glass door opens into hallway.

Hall / Landing

Hallway gives access to sitting room, dining room, bathroom and 2 double bedrooms. Carpet, overhead light and radiator.

Sittingroom

4.60 m x 4.00 m / 15'1" x 13'1"

Bay window to front. Good size room with some period features retained. No floor covering. Overhead light and radiator.

Kitchen

4.00 m x 2.00 m / 13'1" x 6'7"

Window to rear and side. Older style white wall and floor units, stainless steel sink and drainer. Plumbed for washing machine. Space for slot in electric cooker and fridge freezer. Vinyl floor covering and overhead strip light. Door gives access to garden.

Dining Room

3.60 m x 3.00 m / 11'10" x 9'10"

Window to side offering view to garden. Door gives access to kitchen. Carpet, overhead light and gas fire connection.

Bedroom 1

4.00 m x 3.00 m / 13'1" x 9'10"

Double room with window to front. Carpet, overhead light and radiator.

Bedroom 2

4.00 m x 3.00 m / 13'1" x 9'10"

Further double room with window to rear. Built-in storage, carpet, overhead light and radiator.

Bathroom

2.00 m x 2.00 m / 6'7" x 6'7"

Opaque window to rear. Older style suite comprises W.C., wash hand basin, bath with shower over. Partially tiled wall surrounds bath area. Vinyl floor covering, wall spot light and radiator.

Outside

Good size garden to side of property mainly laid to grass with some mature shrubs. Patio area and drying green. On street parking.



Reference: E509062



ENTRY
Negotiable

VIEWING
Tel: 01369 704954

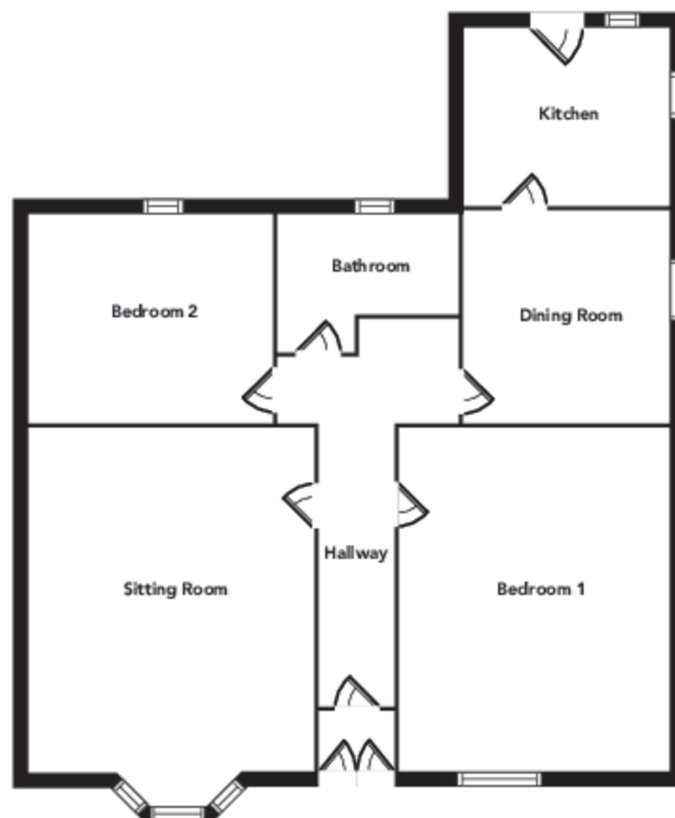
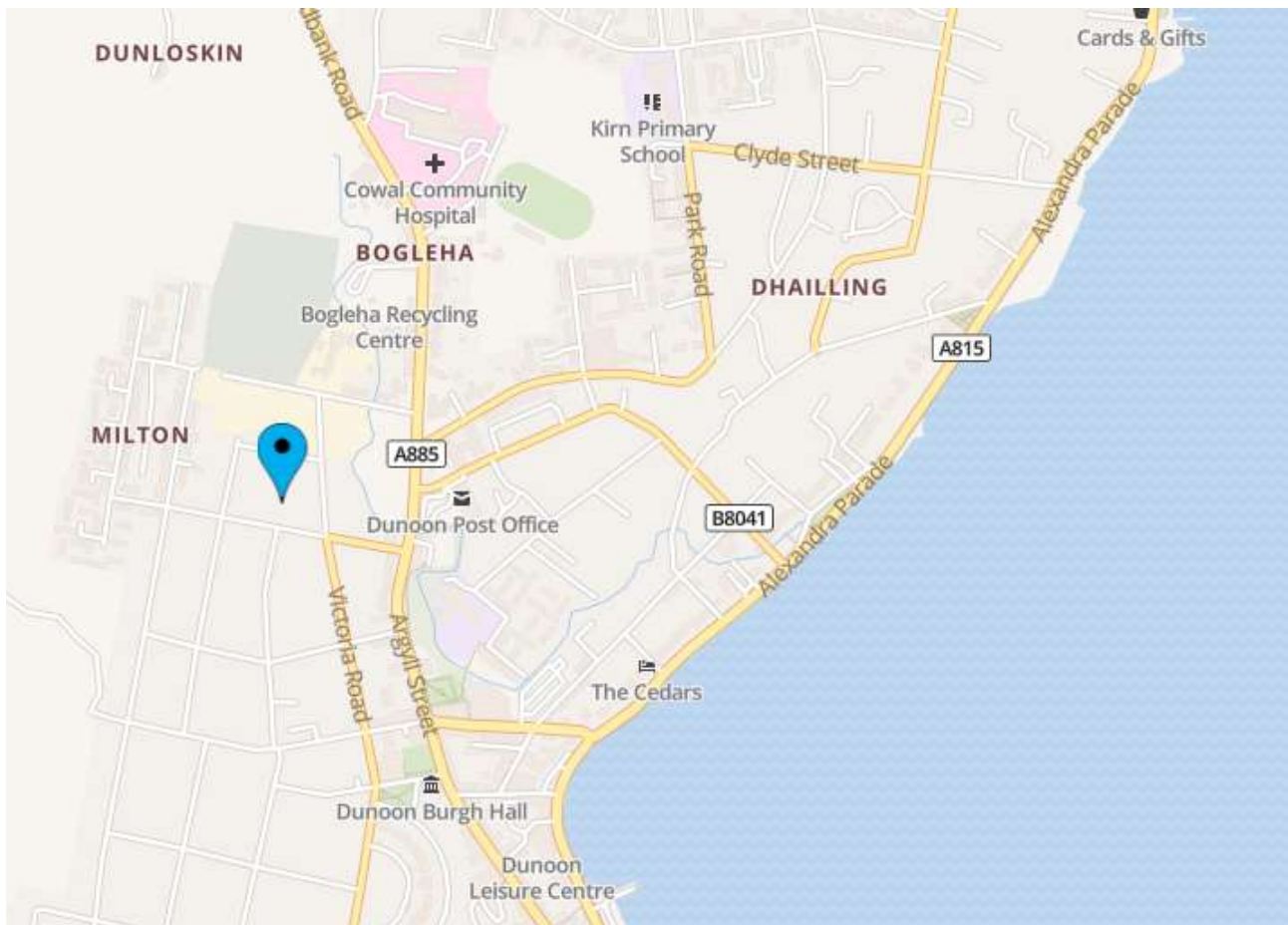
TRAVEL
Regular vehicular services are provided by Western Ferries between McInroy's Point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding area. Turn left on exiting ferry terminal at Hunter's Quay and follow shore road through Kilm to Dunoon. Take a right just before petrol station onto Queen Street. Follow road passing Co-op then take a left onto Argyll Street then first right onto McArthur Street then first right onto Victoria Road. Woodbank is on left hand side across from Cromlech Laundry services. Caledonian MacBrayne Ltd operate a passenger only ferry service between Dunoon breakwater and Gourock Pier with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may also 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.

Stewart & Bennett, Solicitors,
82 Argyll Street, Dunoon, Argyll PA23 7NJ





Floorplans are indicative only - not to scale
Produced by Plushplans