



3 Tom Nan Ragh

Dalinalongart, Sandbank, Dunoon, PA23 8RN

Offers Over
£120,000

3 Tom Nan Ragh

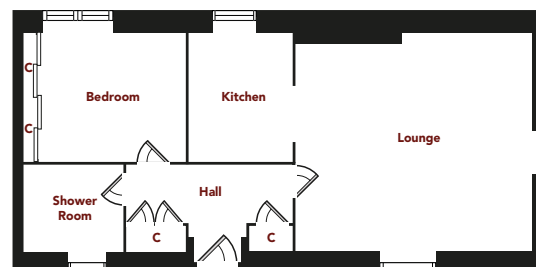
Corrigall Black are excited to bring to market '3 Tom Nan Ragh', situated in the highly sought-after idyllic location in Sandbank and surrounded by beautiful country views. This attractive lower apartment is presented in walk-in condition and benefits from off-road parking and well-maintained private garden grounds, offering a natural sanctuary filled with colour to relax and enjoy the wonderful outdoors. A further communal courtyard ensures a choice of locations to enjoy. The main entrance door opens into the bright, welcoming hallway where handy additional storage cupboards are located. The hallway provides access to all other rooms in the apartment. The stylish bright and spacious open-plan lounge and kitchen offer a fantastic space for both relaxing and entertaining, with ample room for a dining area. Dual aspect double glazed windows flood the room with natural light, whilst the glazed panel door from the hallway further enhances the light and airy feel. The lounge has been finished with a newly fitted carpet, adding to the warm and welcoming atmosphere in this ambient room. The kitchen area has been thoughtfully designed with a range of modern wall and base units, an integrated fridge freezer, electric oven, hob and extractor hood are complemented by stylish tiling and durable vinyl flooring. The generous carpeted double bedroom is a peaceful retreat complete with built-in sliding door storage; natural light floods the room from the double-glazed window which also enjoys courtyard views. The modern shower room is finished to a high standard and features a spacious corner shower enclosure with stylish wet wall paneling and dual showerheads. The shower room further comprises a WC, heated towel rail and privacy glazed window. Apartments with private garden grounds and country views in this special location presented in walk-in condition will undoubtedly appeal to a variety of purchasers; Corrigall Black therefore highly recommends early viewing to avoid disappointment and to fully appreciate this special property.

Location

Situated in the picturesque village of Sandbank, this property enjoys a truly enviable location just moments from the tranquil waters of the Holy Loch - a hidden gem on Scotland's west coast. Surrounded by stunning natural beauty, Sandbank offers a peaceful, semi-rural lifestyle while remaining within easy reach of local amenities and transport links. Situated on the Cowal Peninsula, the area is renowned for its dramatic Lochside scenery, forested hills, and abundant wildlife. The area is the ideal location for those with a love of outdoor pursuits, which locally include hill walking, mountain biking, sailing, kayaking, paddleboarding and simple scenic strolls. The Holy Loch Marina provides berths and boating facilities for the marine lovers and is home to a mixture of other small businesses including a cafe. The nearby Kilmun Arboretum and Benmore Gardens invite you to explore nature at its finest. Approximately three miles away is the town of Dunoon, home to a wide variety of facilities including a swimming pool, golf course, bowling greens, hospital, GP surgeries and a unique array of shops, cafes, pubs, and restaurants. A regular passenger ferry to Gourock, with train links, can be boarded in Dunoon. The Western Ferries' vehicle ferry leaves from Hunters Quay and is a twenty-minute crossing that runs up to every fifteen minutes at peak periods. Dunoon's Queens Hall provides a community library facility, fitness suite, soft play area and is a large venue for shows. Another fantastic local landmark is the Burgh Hall which is a renowned arts venue with gallery space, and it also hosts a wide variety of performances. Both venues ensure a fantastic choice of recreational activities are accessible in this welcoming west coast town.

Measurements

Hallway	4 m X 1.23 m / 13'1" X 4'0" A.W.P
Lounge	5.7 m X 5.27 m / 18'8" X 17'3" A.W.P
Kitchen	3.1 m X 2.7 m / 10'2" X 8'10" A.W.P
Master Bedroom	3.3 m X 3.2 m / 10'10" X 10'6" A.W.P
Shower Room	2.51 m X 2.49 m / 8'3" X 8'2" 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.