



**Corrigall
Black**
Solicitors

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56A Argyll Road

Kirn, Dunoon, PA23 8LZ

Offers Over
£315,000



56A Argyll Road

Corrigall Black are proud to present to market 'Westrigg', situated in a popular residential area of Kirn. This substantial detached bungalow offers spacious accommodation with a fantastic choice of fixed storage options throughout the property which is full of character. This exceptional family home benefits from private garden grounds, off-road parking for multiple vehicles and a substantial double garage. The entrance gate opens on to a feature path leading directly to the front of the property where a few steps rise to the conservatory. Double doors open into this fabulous space, offering a great location to relax and enjoy the sun and garden views and sliding doors in the conservatory provide direct access into the bright, spacious, inviting lounge, contributing to the social sociable flow of this well-planned property with family living at the forefront of the design. The lounge offers a peaceful sanctuary with a large double-glazed window overlooking the front garden area. A further door located in the conservatory opens directly into the large, welcoming entrance hallway with attractive flooring; access to all other rooms in the property can be gained from the hallway. The great-sized dining kitchen has ample space for a dining area, comprising floor and wall-mounted units, integrated dishwasher, space for appliances, and hob with a separate oven located in integrated units. The door situated at the rear of the kitchen provides access thought to the utility room, a further door opens out to the rear garden, where a wonderful raised deck provides a fabulous outdoor area ideal for summer BBQs and social gatherings with ease of access to the kitchen/diner. Four double bedrooms, two of which are en suite, provide flexibility, ideal for home working or a children's playroom. The modern family bathroom comprises privacy glazed window, bath and separate shower cubicle, integrated storage WC and sink. Corrigall Black encourages early viewing to fully appreciate this wonderful bungalow situated in a sought-after residential area.

The Location

Dunoon is a charming coastal town on Scotland's picturesque Cowal Peninsula known for its Victorian heritage. The local region is steeped in history and surrounded by natural beauty which is loved by all, but especially outdoor enthusiasts who enjoy activities including sailing, kayaking, paddle boarding, wild swimming, hill walking and mountain biking. Dunoon is 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 to Glasgow and beyond is located within walking distance of the property. Just a couple of miles away the Western Ferries vehicle ferry leaves from Hunters Quay and is a twenty-minute crossing that can run up to every fifteen minutes at peak periods. The town's Queens Hall provides a fantastic 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 stage facilities, hosting a wide variety of performances throughout the year. Both venues ensure a fantastic choice of recreational activities are accessible in the town.





Measurements

Conservatory

6.18 m X 2.53 m / 20'3" X 8'4" A.W.P

Hallway

5.18 m X 4.18 m / 17'0" X 13'9" A.W.P

Lounge

4.9 m X 4.6 m / 16'1" X 15'1" A.W.P

Dining Room

4.4 m X 3.8 m / 14'5" X 12'6" A.W.P

Dining Kitchen

6.63 m X 3.55 m / 21'9" X 11'8" A.W.P

Utility Room

2.4 m X 0.96 m / 7'10" X 3'2" A.W.P

Bedroom 1

3 m X 2.2 m / 9'10" X 7'3" A.W.P

Bedroom 2/Master EnSuite

3.9 m X 3.5 m / 12'10" X 11'6" A.W.P

Bedroom 3

3.2 m X 2.5 m / 10'6" X 8'2" A.W.P

Bedroom 4/EnSuite

3.4 m X 2.8 m / 11'2" X 9'2" A.W.P

Bathroom

3.4 m X 1.9 m / 11'2" X 6'3" 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.

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