

STEWART & BENNETT

SOLICITORS

Clyde View, 28 Clyde Street, Dunoon, PA23 8DY



Offers Over £150,000

- A desirable upper Victorian Villa offering outstanding views of Firth of Clyde.
- The spacious accommodation comprises sitting room with bay window offering views of Firth of Clyde, 2 double bedrooms, galley kitchen, dining room and shower room.
- Property benefits from a floored attic space with Velux window.
- Many period features including deep skirtings and decorative coving retained. Double Glazed.
- Gas central heating. EPC: D. Council Tax: C.
- Mature garden grounds to side mainly laid to grass with mature trees and shrubs offering privacy.
- On street parking.

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www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

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Double Glazed. Gas central heating. EPC: D. Council Tax: C. Mature garden grounds to side mainly laid to grass with mature trees and shrubs offering privacy. On street parking. Driveway could be easily created with appropriate planning consents.

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

Bright entrance with staircase leading to landing. Carpet, overhead light and radiator. Door leads to shower room and further door to main hallway.

Hall / Landing

Hallway gives access to sitting room, galley kitchen, dining room and two bedrooms. Loft access. Carpet, overhead light and radiator.

Sitting Room

4.80 m x 4.60 m / 15'9" x 15'1"

Bay window to front offering views of Firth of Clyde. Many period features retained. Carpet, overhead light and radiator.

Kitchen

3.80 m x 1.50 m / 12'6" x 4'11"

White gloss floor and wall units. Built in oven with extractor over. Electric hob. Complementary work surface and white sink. Plumbed for washing machine and space for condensing tumble dryer. Vinyl floor covering and ceiling spot track. Small galley kitchen but workable

Dinning Room

4.80 m x 3.80 m / 15'9" x 12'6"

Window to front offering views of Firth of Clyde and beyond. Period features retained. Carpet, overhead light and radiator. Room could be altered to make for a larger kitchen with building consents been applied after.

Bedroom 1

4.00 m x 3.70 m / 13'1" x 12'2"

Window to side offering views of Firth of Clyde. Carpet, overhead light and radiator.

Bedroom 2

3.70 m x 2.80 m / 12'2" x 9'2"

Window to rear, carpet, overhead light and radiator.

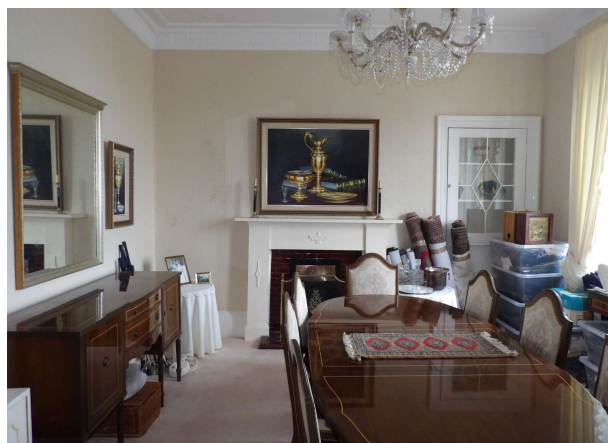
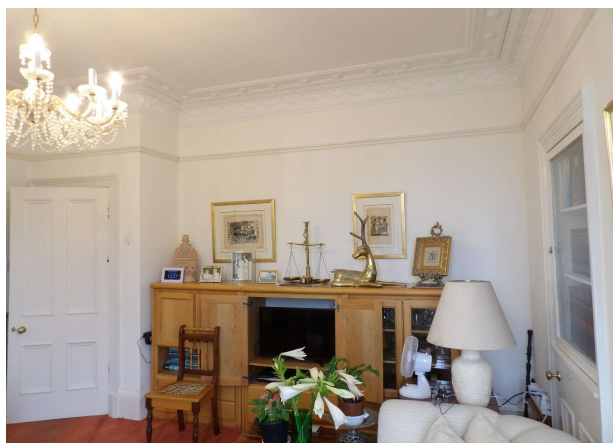
Shower Room

2.30 m x 2.20 m / 7'7" x 7'3"

Opaque window to rear. Modern style shower room. Suite comprises of corner shower unit, W.C., and wash hand basin. Vinyl floor covering, ceiling spot track, radiator and heated towel rail.

Outside

Good size garden to side and rear of property. Ground is mainly laid to grass with mature trees and shrubs surrounding for privacy. On street parking but could use part of garden to create a driveway with appropriate planning consents.



Reference: E510773



ENTRY

Negotiable

VIEWING

Tel: 01369 704954

TRAVEL

Regular vehicular ferry services are provided by Western Ferries between McInroy's Point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding areas. On exiting the ferry terminal at Hunter's Quay turn left toward Dunoon. Continue through Kilmorye taking a right onto Clyde Street. Number 28 is half way up hill on right hand side. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may be reached by road via the A83 from Glasgow passing Loch Lomond and the Rest and Be Thankful.

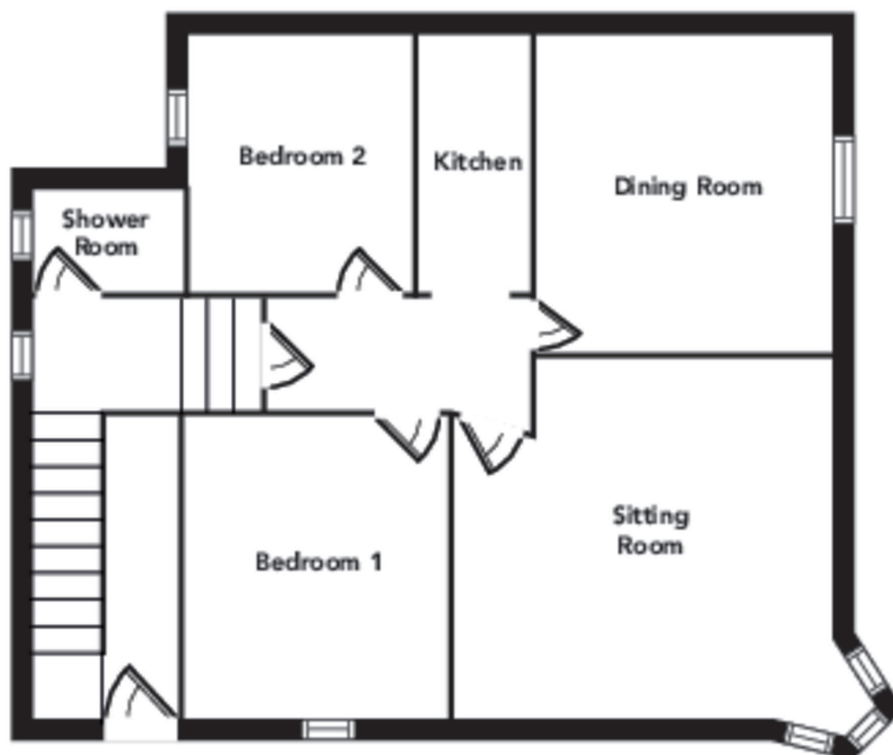
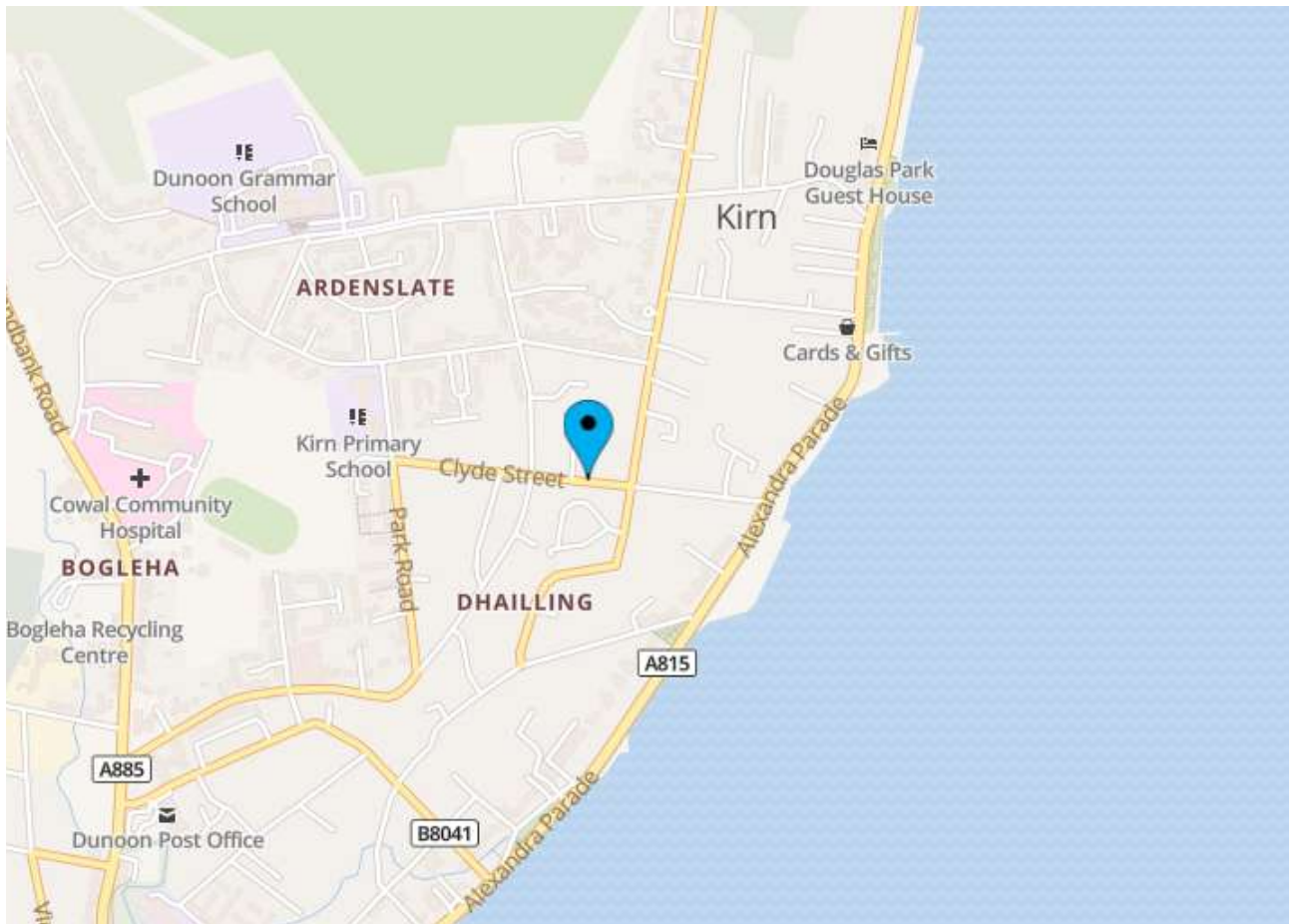
NOTE

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,
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Tel: 01369 704954 Fax: 01369 706695





Floorplans are indicative only - not to scale

Produced by Plushplans 