

STEWART & BENNETT

SOLICITORS

Flat 0/I, 7 Argyll Terrace, Kirn, Dunoon, PA23 8LR



Offers Over £60,000

- One bed ground floor flat in popular residential area. The property has retained many original features such as ceiling rose, ornate cornicing, deep skirting boards and high ceilings giving the property plenty of character.
- Accommodation comprises sitting room, kitchen, bedroom and wet room. Flat boasts excellent storage space.
- Communal grounds to rear and front. Garden ground is laid to grass with some mature shrubs. Drying green area. On Street parking.
- Double glazing. Gas central heating.
- EPC: C. Council Tax: A.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

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Kirn is about a mile along the shore front from Dunoon. Locally, there are primary and grammar schools, a golf course and indoor and outdoor bowling club.

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.

Entrance Vestibule

Communal close leads to flat 0/1. Tiled floor covering and overhead light.

Hall / Landing 3.50 m x 2.40 m / 11'6" x 7'10"

Hallway gives access to sitting room, bedroom and wet room.

Sittingroom 5.50 m x 3.00 m / 18'1" x 9'10"

Bay window to front. Bright room with period features retained. Fire place, large storage cupboard. Door leads to kitchen. Carpet overhead light and radiator.

Breakfasting Kitchen 4.80 m x 1.90 m / 15'9" x 6'3"

Window to front offering partial views of Firth of Clyde. White wall and floor units. Space for slot in gas cooker, fridge freezer and small table and chairs. Plumbed for washing machine. Vinyl floor covering and overhead light.

Bedroom

4.20 m x 3.60 m / 13'9" x 11'10"

Window to rear. Double room with large walk in wardrobe. Room houses central heating boiler. Carpet, overhead light and radiator.

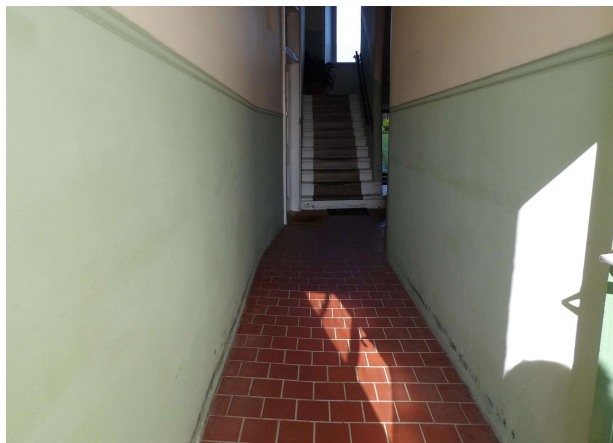
Shower Room

3.60 m x 1.30 m / 11'10" x 4'3"

Opaque window to rear. White suite comprises W.C., wash hand basin and shower. Lined with wet wall. Vinyl floor covering. Overhead light and radiator.

Outside

Communal grounds to front and rear. Garden ground to rear is laid to grass with some mature shrubs and drying green area. On street parking.



Reference: E510948



ENTRY
Negotiable

VIEWING
Tel: 01369 704954

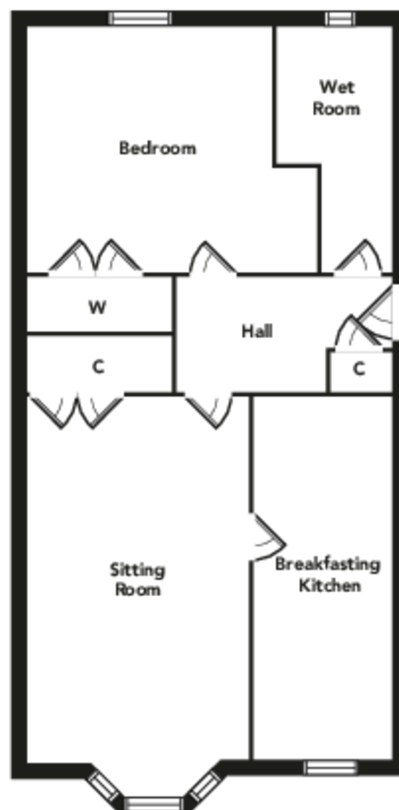
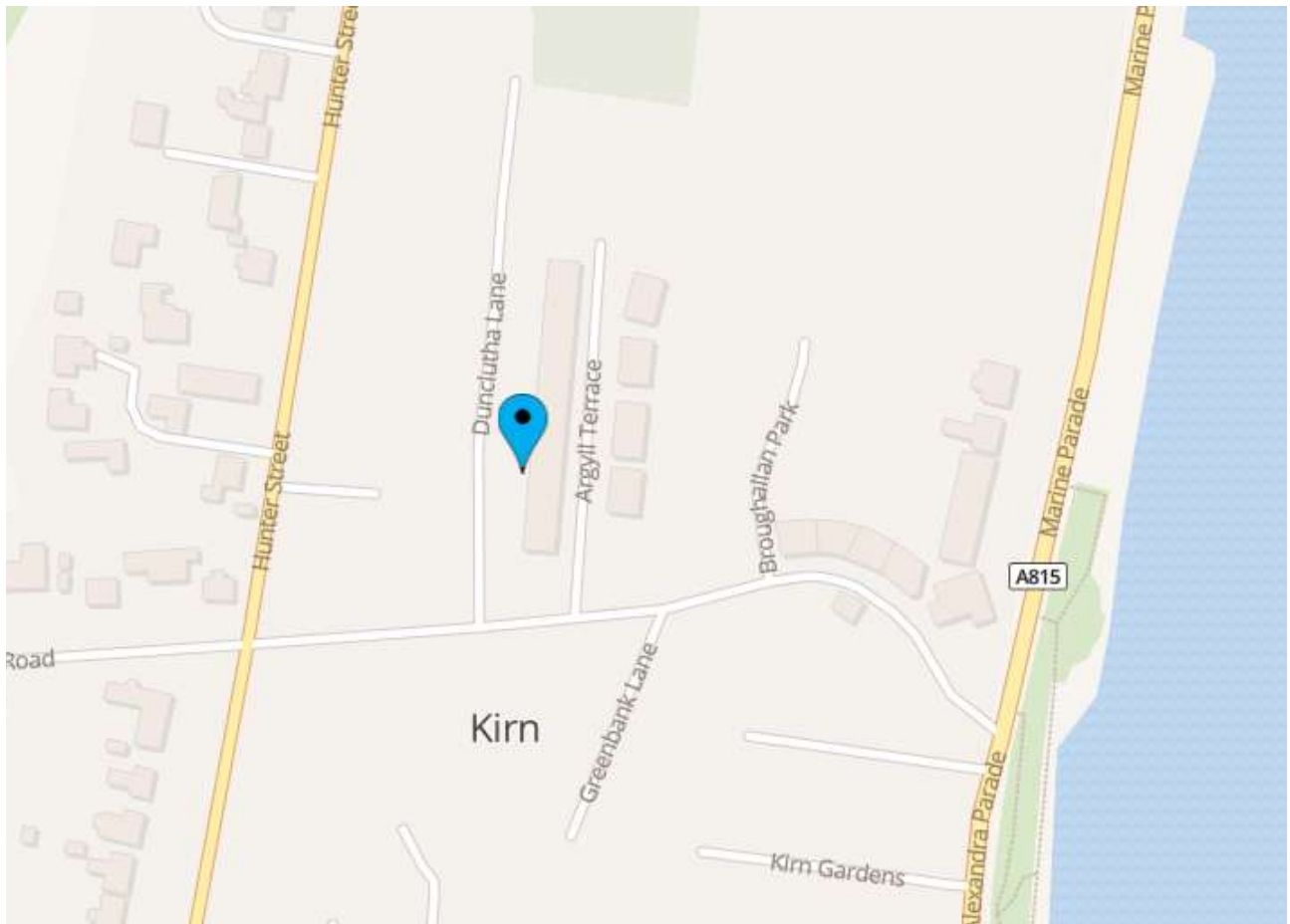
TRAVEL
Western Ferries offer a regular ferry service between Hunter's Quay (Dunoon) and McInroy's Point (Gourock) allowing for easy access to Glasgow and surrounding areas. On exiting the ferry terminal at Hunter's Quay turn left towards Dunoon. Turn right at Kinn Parish Church onto Kinn Brae then take first right into Argyll Terrace. Flat 0/1 7 Argyll Terrace is halfway along terraced building. 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,
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Tel: 01369 704954 Fax: 01369 706695





Floorplans are indicative only - not to scale
Produced by Plushplans 