



63 Alexandra Parade

Dunoon

Offers Over
£135,000

63 Alexandra Parade

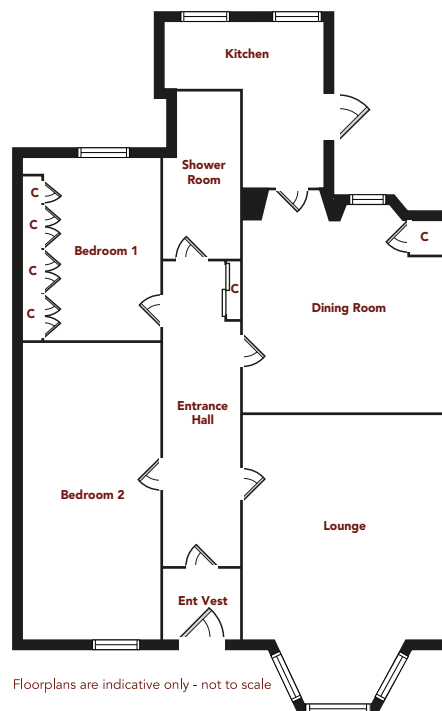
Corrigall Black are delighted to present to market 'Kintillo', an attractive lower quarter villa situated in the highly sought-after location of Alexandra Parade in the popular historical town of Dunoon close to a wide variety of amenities. The property offers spacious accommodation, attractive period features, and private front gardens and is just metres from the shorefront, ensuring fabulous, ever-changing views over the River Clyde and beyond. The property is entered through a modern main door opening into a practical entrance vestibule ideal for storing outdoor clothing and footwear. A further privacy glazed door leads directly into the bright, welcoming hallway which benefits from additional storage. The spacious lounge enjoys a beautiful, large bay window that floods the room with natural light and overlooks the well-maintained front garden and beyond to the River Clyde. The room is carpeted and features an attractive fireplace and detailed cornicing, adding to the character of the space, creating a warm, inviting room ideal for relaxation. There are two generous double bedrooms, both with great, colour-filled views. The shower room is next to bedroom one and comprises WC, sink and walk in shower cubicle. The substantial dining room is a flexible space with a pleasant garden outlook. A further door leads through to the kitchen, creating an ideal sociable flow for entertaining and family meals. The kitchen comprises floor and wall mounted units, sink and electric cooker, a further door offers direct access to the rear communal garden area and two double glazed windows flood the room with natural light. The property offers an abundance of potential in a highly sought-after residential location. Corrigall highly recommend early viewing to fully appreciate the property and to avoid disappointment.

The Location

Sandbank village offers conveniences such as a shop with post office, The ever popular town of Dunoon and the local region is steeped in history and surrounded by natural beauty which is loved by 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 link is located within walking distance of the property. The Western Ferries' vehicle ferry leaves from Hunters Quay and offers a twenty-minute crossing that runs up to every fifteen minutes at peak periods. The town'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 the town.

Measurements

Entrance Vestibule	1.4 m X 1.3 m / 4'7" X 4'3"A.W.P
Entrance Hallway	5.6 m X 1.3 m / 18'4" X 4'3"A.W.P
Lounge	5.5 m X 3.7 m / 18'1" X 12'2"A.W.P
Dining Room	4.6 m X 3.7 m / 15'1" X 12'2"A.W.P
Kitchen	2.6 m X 2.5 m / 8'6" X 8'2"A.W.P
Bedroom 1	3.5 m X 2.8 m / 11'6" X 9'2"A.W.P
Bedroom 2	5.3 m X 2.8 m / 17'5" X 9'2"A.W.P
Shower Room	3.14 m X 1.3 m / 10'4" X 4'3"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.