

STEWART & BENNETT

SOLICITORS

Thie Vane, Bullwood Road, Dunoon, PA23 7QL



Offers Over £310,000

- Thie Vane is a beautifully presented three-bedroom modern home, offering stylish living in a well-designed and thoughtfully finished property. Property boasts fantastic views over Firth of Clyde.
- Accommodation comprises a bright and spacious living area with balcony access, kitchen, dining room, study/snug, three well-proportioned bedrooms one with en-suite, shower room and family bathroom.
- Double glazing. Gas central heating.
- EPC: C. Council Tax: E.
- Garden grounds are tiered and laid to grass. Patio area. Off road parking.
- Double garage offering excellent storage and electric car charging facility.

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www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

This Vane is a beautifully presented three-bedroom modern home, offering stylish living in a well-designed and thoughtfully finished property. The property boasts fantastic views over Firth of Clyde.

Accommodation comprises a bright and spacious living area with balcony access, kitchen, dining room, study/snug, three well-proportioned bedrooms one with en-suite, shower room and family bathroom all finished to a high standard throughout, the property offers a comfortable and low-maintenance home and a practical layout designed for modern everyday living.

The property is ideal for families, couples or those looking for a move to a more modern home.

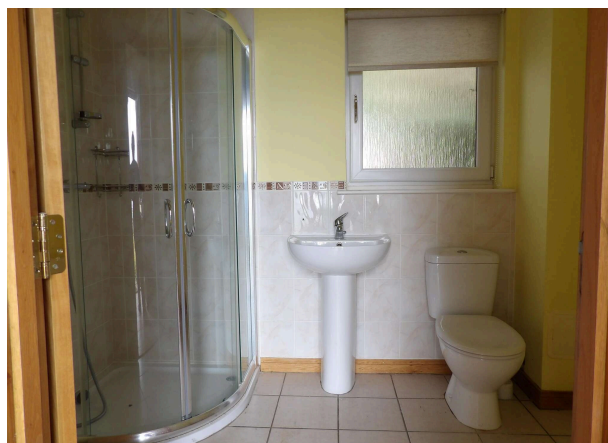
Double glazing. Gas central heating. EPC: C. Council Tax: E.

Further benefits include double garage offering excellent storage and electric car charging facility.

Ground to front is mono blocked with mature shrubs as borders. Ground to rear paved with patio area. Tiered area mainly laid to grass. Off road parking.

There is an active seaports club at Toward and Sandbank has the Holy Loch Sailing club. Also within the area there is a nine hole golf course at Innellan and an 18 hole golf course at Cowal golf Club Dunoon.

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 include a community hospital, library, leisure centre and two supermarkets.



Reference: E511324



Entrance Vestibule 2.30 m x 1.80 m / 7'7" x 5'11"
Bright entrance. Tiled floor covering, overhead light. Door leads to shower room and sitting room.

Sittingroom 7.00 m x 4.00 m / 23'0" x 13'1"
Generous size room offering fantastic views of Firth of Clyde. Door gives access to balcony, kitchen, snug/study and stairs to upper floor. Wood floor covering, ceiling spots and radiator.

Kitchen 3.90 m x 3.00 m / 12'10" x 9'10"
Window to side. Wood style wall and floor units. Lighting under wall units. Complementary work surface. Built - in oven with separate grill. Integrated fridge and freezer. Gas hob with extractor over. Stainless steel sink and drainer. Tiled floor covering, 2 ceiling lights and radiator. Space for kitchen table and chairs.

Dining Room 3.90 m x 2.90 m / 12'10" x 9'6"
Window to front offering views of Firth of Clyde. Carpet, overhead light and radiator. Door gives access to kitchen.

Utility Room 3.90 m x 1.80 m / 12'10" x 5'11"
Window to side. White wall and floor units. Complementary work surface, Plumbed for washing machine /dish washer and space for condensing tumble dryer. Room houses central heating system. Tiled floor covering, two strip lights and radiator. Door gives access to rear garden.

Study/Snug 3.90 m x 2.70 m / 12'10" x 8'10"
Double doors open onto rear garden. Carpet, ceiling spots and radiator.

Shower Room 2.00 m x 1.80 m / 6'7" x 5'11"
Opaque window to rear. White suite comprises W.C., and vanity sink with under storage. Shower cubicle. Tiled floor covering. Ceiling spots and towel rail.

Hall / Landing
Upper hallway gives access to three bedrooms, family bathroom and loft access. Carpet, ceiling spots and radiator.

Bedroom 1 3.90 m x 3.70 m / 12'10" x 12'2"
Window to front offering views of Firth of Clyde. Built-in wardrobes, carpet, over head light and radiator. Door gives access to en-suite.

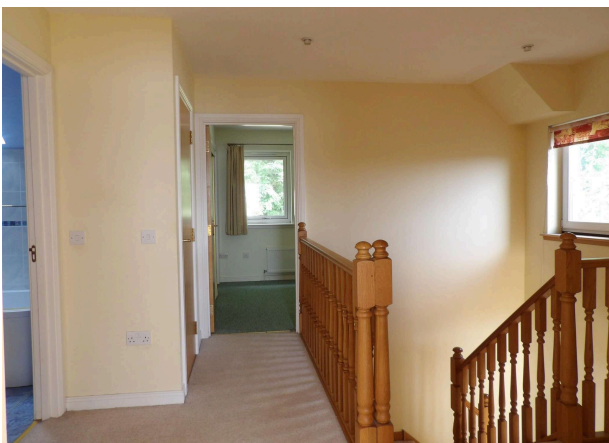
Ensuite 2.30 m x 1.80 m / 7'7" x 5'11"
Opaque window to side. White suite comprises W.C., and vanity sink with under storage. Shower cubicle. Tiled floor covering, ceiling spots and towel rail.

Bedroom 2 3.90 m x 3.60 m / 12'10" x 11'10"
Two Velux windows to front. Built-in wardrobe, carpet, overhead light and radiator. Partial coombed ceiling.

Bedroom 3 3.90 m x 2.70 m / 12'10" x 8'10"
Window to rear. Built- in wardrobe, carpet, overhead light and radiator.

Bathroom 2.30 m x 2.00 m / 7'7" x 6'7"
Velux window to rear. White suite comprises W.C., vanity sink with storage, bath with shower over. Tiled floor covering

Outside
Mono block driveway offering off road parking. Mature trees and shrubs surround. Tiered rear garden.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

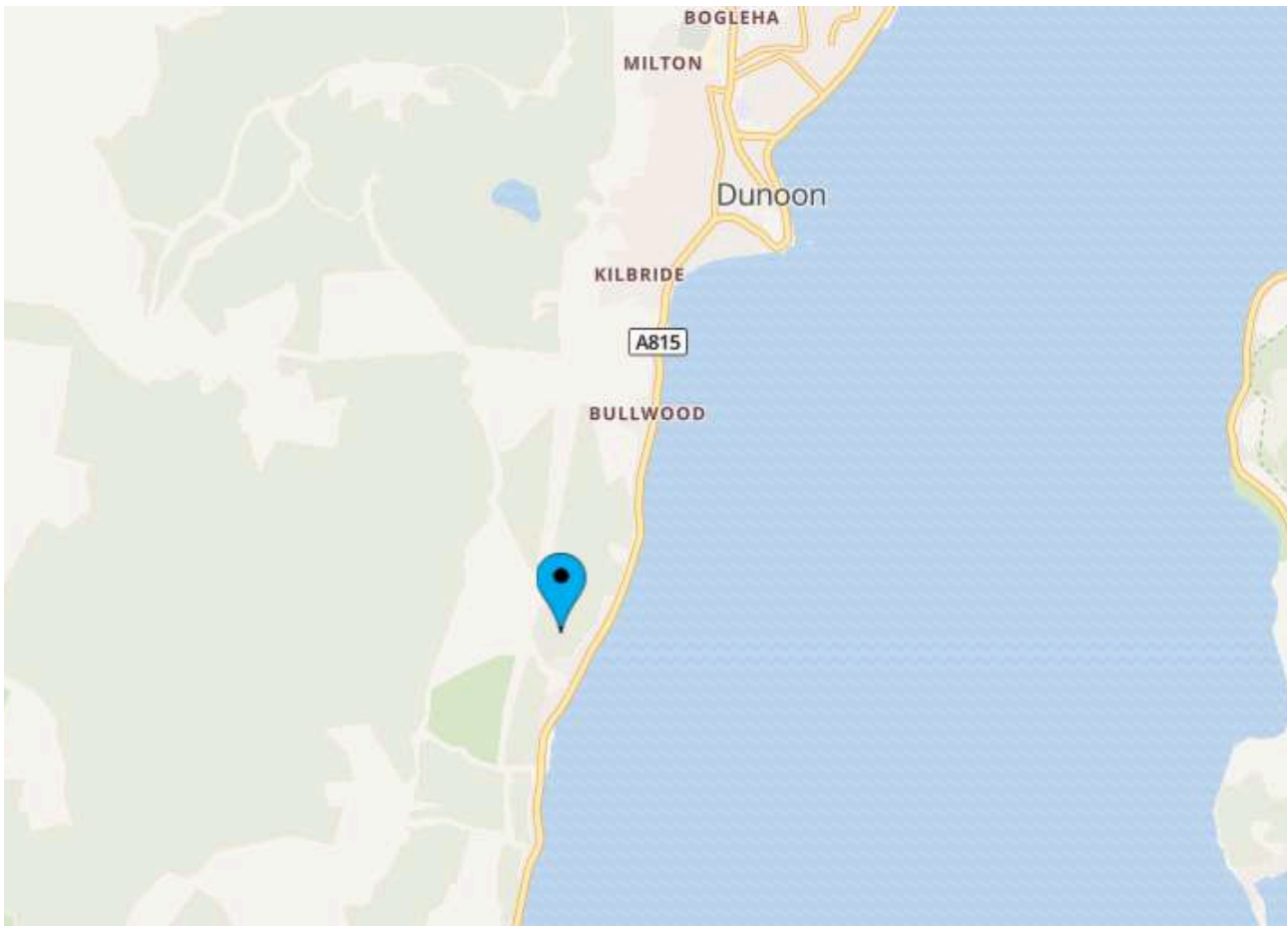
TRAVEL
Regular vehicular services are provided by Western Ferries between McInroy's Point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding area. Turn left on exiting ferry terminal at Hunter's Quay and follow shore road through Kirn, Dunoon and then towards Innellan. Thie Vane is on right hand side before Balaclava Garage. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock Pier with onward train connection to Glasgow Central Station. The local area may 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.

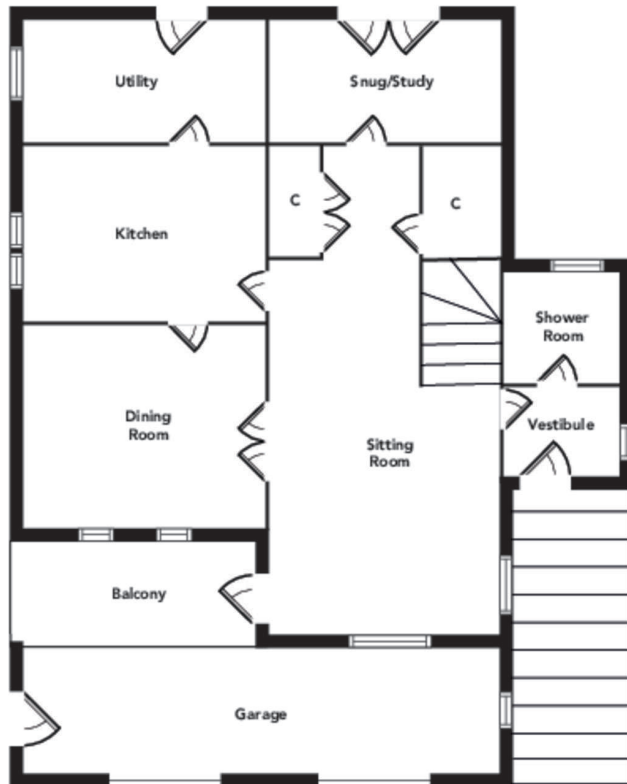
Offers are invited in the style of the Scottish Standard Clauses (Edition 6) The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

Stewart & Bennett, Solicitors,
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GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans