

STEWART & BENNETT

SOLICITORS

Sherbrooke, 35 Alexander Street, Dunoon, PA23 7EW



Offers Over £190,000

- Stewart & Bennett are delighted to market this lower villa property in a sought after residential area. Property is in walk-in condition.
- Accommodation comprises sitting room, kitchen, two bedrooms, study/box room and shower room.
- Double glazed, Gas central heating.
- Property benefits from having external wall insulation works carried out.
- Council Tax: B. EPC: C. Ground to front is laid to ornate stones for easy maintenance with some mature shrubs. Ground to rear is mainly laid to grass with drying area, two sheds and patio area. On street parking.
- Excellent buy for first time buyers or those looking to downsize.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

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Situated close to The Bishop's Glen, which is popular for walking, hill running and mountain biking.

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 9 hole golf course at Innellan, as well as an 18 hole golf course at Cowal Golf Club Dunoon.

Entrance Vestibule

Porch gives access to front door leading to main hallway.

Hall / Landing

Hallway gives access to sitting room, two double bedrooms, box room, shower room and breakfasting kitchen. Carpet, overhead light and radiator. Period features retained.

Sittingroom

4.90 m x 4.40 m / 16'1" x 14'5"

Baywindow to front. Good size room with period features retained. Carpet, overhead light and radiator.

Breakfasting Kitchen

3.50 m x 3.40 m / 11'6" x 11'2"

Window to side and patio doors to rear. Grey wood effect wall and floor units. Complementary work surface. Gas hob with extractor over. Built in oven. Plumbed for washing machine. Space for condensing tumble dryer and fridge freezer. Tiling under wall units. Vinyl floor covering, overhead light and radiator. Door gives access to rear garden.

Bedroom 1

3.80 m x 3.40 m / 12'6" x 11'2"

Double room with window to front. Wood effect floor covering overhead light and radiator.

Bedroom 2

3.50 m x 2.70 m / 11'6" x 8'10"

Further double room with window to rear. Carpet, overhead light and radiator.

Study/ Box Room

3.00 m x 2.00 m / 9'10" x 6'7"

Window to side. Carpet, overhead light and radiator.

Shower Room

1.90 m x 1.80 m / 6'3" x 5'11"

Modern style suite comprises W.C., wash hand basin and shower cubicle. Opaque window to rear. Vinyl floor covering overhead light and towel rail.

Outside

Ground to front is laid with ornate stones for easy maintenance. Planted shrubs give some greenery. West facing ground to rear is laid to grass, Patio area to relax. Drying area. Two sheds. Side access leads to front of property. On street parking.



Reference: E511536



ENTRY
Negotiable

VIEWING
Tel: 01369 704954

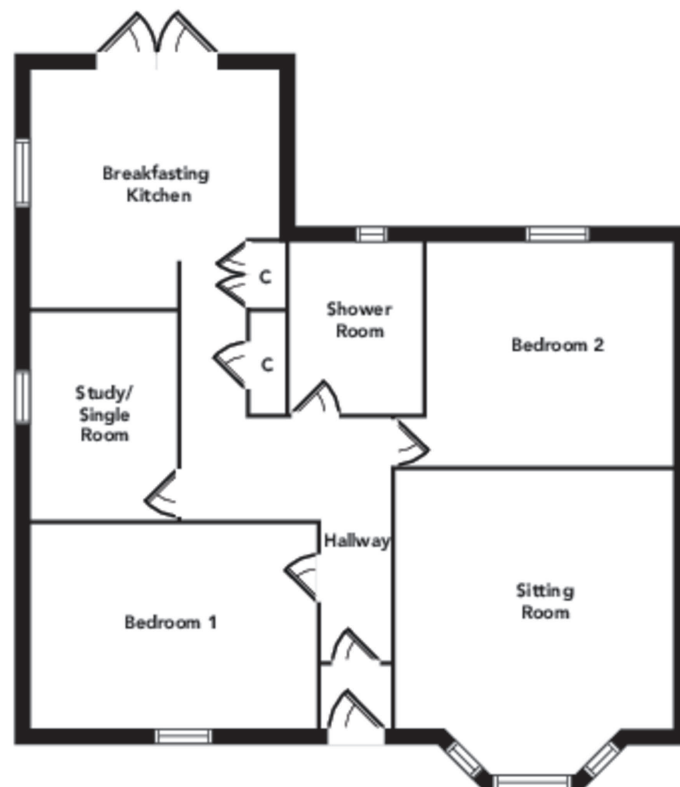
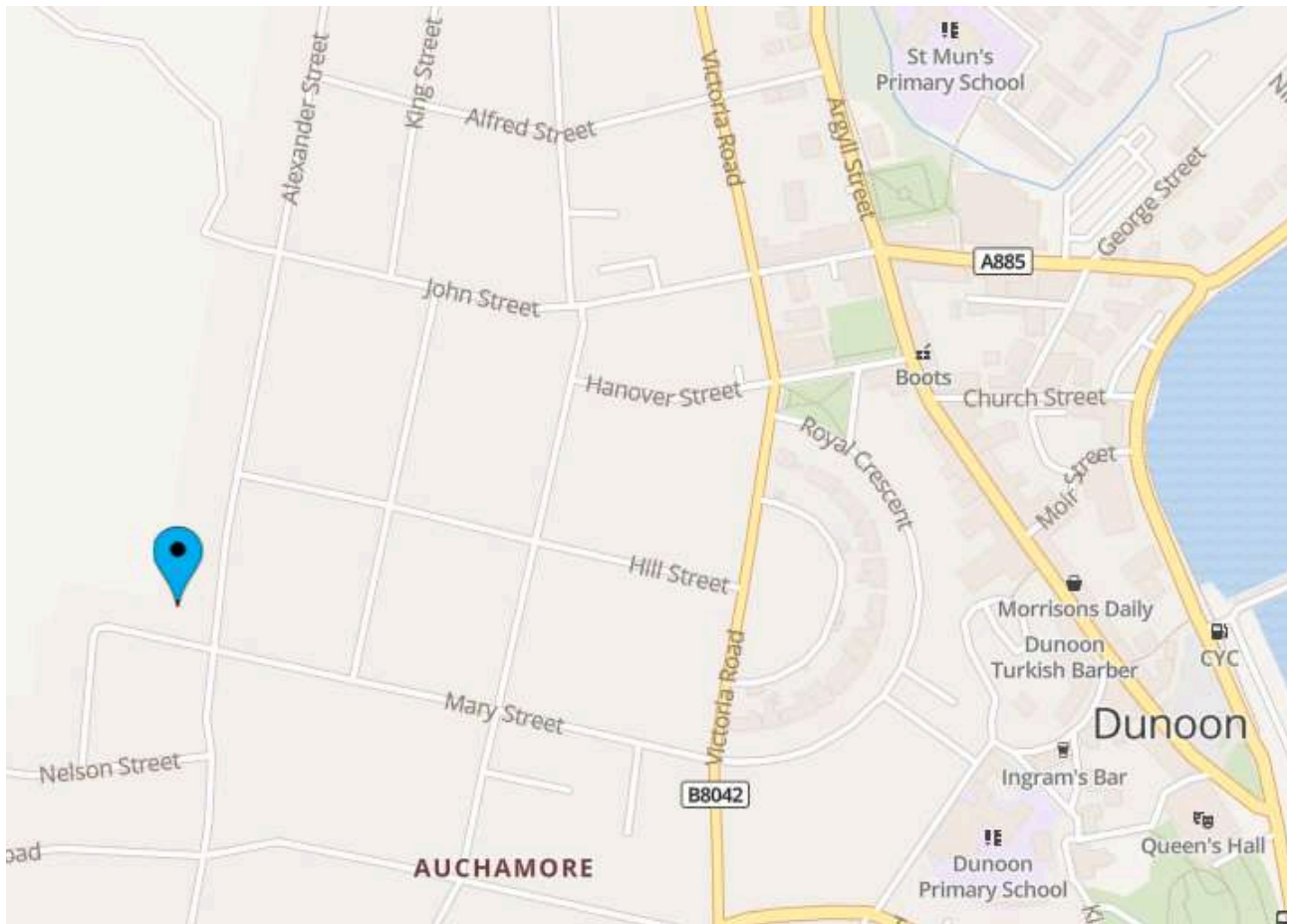
TRAVEL
Regular vehicular ferry services are provided by Western Ferries between McInroy's Point (Gourock) and Hunters Quay (Dunoon) allowing easy access to Glasgow and surrounding areas. Turn left on exiting the ferry terminal at Hunter's Quay and follow shore road through Dunoon, passing Dunoon Pier. Take 3rd right onto Victoria Road then 1st left into Mary Street. At top of road take a right on to Alexander Street and Sherbrooke is 2nd on left 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,
82 Argyll Street, Dunoon, Argyll PA23 7NJ
Tel: 01369 704954 Fax: 01369 706695





Floorplans are indicative only - not to scale
Produced by Plushplans