



**Corrigall
Black**
Solicitors

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Ardgour Cottage, Edward Street

Dunoon

Offers Over
£135,000

Ardgour Cottage, Edward Street

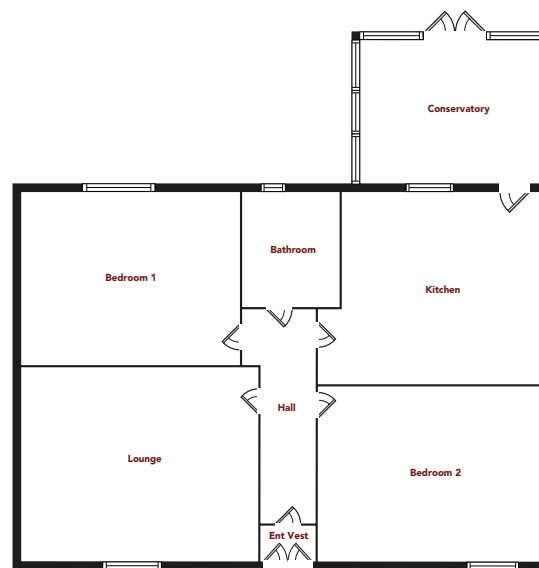
Corrigall Black are delighted to bring to market 'Ardgour Cottage', a traditional, charming cottage situated in the popular residential location of Edward St in the historical town of Dunoon. The front of this detached cottage is finished in attractive natural stone, this combined with the garden areas' mature colourful planting, adds to the kerb appeal of the property. Double doors open into the entrance vestibule area, which provides an ideal space to store outdoor clothing before entering through a further door with attractive feature glazing. The bright welcoming entrance hallway provides access to all other rooms. The comfortable lounge has a double-glazed window overlooking the front of the property, flooding the room with natural light, the feature fire surround adds character to the room, creating an ideal space for relaxation. Across from the lounge is a good sized carpeted double bedroom with ample space for storage options. The double-glazed window overlooks the front garden area. A further carpeted double bedroom provides views over the landscaped rear garden and is situated next to the bright family bathroom comprising bath with overhead shower and screen, sink, WC, privacy glazed window and attractive flooring and wall tiling. The boiler is situated in the kitchen, which comprises oven, hob and hood and a variety of floor and wall-mounted units, the sink is situated directly under the double-glazed window which overlooks the fabulous substantial conservatory which can be accessed directly from a further door located in the kitchen. This bright airy room is filled with sunlight from multiple windows, offering views over the well-maintained rear garden. Double doors open from the conservatory directly out to a fantastic patio area, providing an ideal sociable space for entertaining and alfresco dining in the summer months. Corrigall Black anticipate a high level of interest in this wonderful detached cottage situated close to a wide variety of amenities therefore we recommend early viewing to avoid disappointment.

Location

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 great choice of recreational activities are accessible in the town.

Measurements

Entrance Vestibule	1 m X 0.5 m / 3'3" X 1'8" A.W.P
Entrance Hallway	4.1 m X 1.2 m / 13'5" X 3'11" A.W.P
Lounge	3.7 m X 3.6 m / 12'2" X 11'10" A.W.P
Kitchen	3.7 m X 3.4 m / 12'2" X 11'2" A.W.P
Bedroom 1	3.5 m X 3.1 m / 11'6" X 10'2" A.W.P
Bedroom 2	3.7 m X 3.1 m / 12'2" X 10'2" A.W.P
Bathroom	2 m X 1.8 m / 6'7" X 5'11" A.W.P
Conservatory	3.4 m X 2.9 m / 11'2" X 9'6" A.W.P



Floorplans are indicative only - not to scale



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.

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