

STEWART & BENNETT

SOLICITORS

KIEKUT, 5 Dhalling Road, Dunoon, PA23 8EA



Offers Over £180,000

- Spacious four-bedroom family home with flexible living Space in sought after area close to local primary and grammar school.
- Accommodation comprises large sitting room, kitchen, utility room, 4 bedrooms, family bathroom, 2 shower rooms. Further kitchen and open-plan office/study.
- Council Tax: E. EPC: E.
- Mixed glazing. Gas central heating.
- Driveway offering off road parking.
- Grounds are tiered with grass and mature trees surrounding.
- Please note that this property requires modernisation.
- Wonderful sea views.
- Excellent opportunity for those looking for a renovation project.

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www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Spacious four-bedroom family home with flexible living space in sought after area close to local primary and grammar schools. A fantastic opportunity to purchase a spacious and versatile four-bedroom property, offering excellent accommodation for families, multi-generational living, or those looking for additional space to work from home. The property comprises four bedrooms, two shower rooms and a family bathroom, providing plenty of convenience for a busy household. The home also benefits from two kitchens, offering excellent flexibility and potential for separate living arrangements, extended family accommodation or entertaining. Mixed Glazing. Gas central heating. . EPC:E. Council Tax: E. In addition, there is study space, ideal for home working, studying or creating a quiet workspace away from the main living areas. With its generous layout and versatile accommodation, this property offers a wealth of possibilities and has the potential to be adapted to suit a variety of lifestyles. Early viewing is highly recommended to fully appreciate the space and flexibility this home has to offer. Please note that this property requires modernisation. Excellent opportunity for those looking for a renovation project. 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.



Reference: E512198



Entrance Vestibule 2.90 m x 2.60 m / 9'6" x 8'6"
Bright porch offers ample space to sit and relax. Tiled floor covering. Door leads to main hallway.

Hall / Landing Room 2 Dimensions
Hallway leads to sitting room, dining room, kitchen, family bathroom and bedroom. Stairs lead to upper hallway.

Sitting room 5.90 m x 4.60 m / 19'4" x 15'1"
Bay window to front offering views of Firth of Clyde. Period features retained. Wood floor covering, overhead light and radiator.

Dining Room / Reception Room 4.50 m x 4.50 m / 14'9" x 14'9"
Generous size room with window to front. Wood floor covering, overhead light and radiator. Door leads to shower room. Room had been recently been used as a bedroom.

Kitchen 3.60 m x 2.80 m / 11'10" x 9'2"
Window to rear. Older style floor units. Wood effect work surface, deep stoneware sink. Space for slot in gas cooker. Door leads to utility room.

Utility Room 3.00 m x 2.40 m / 9'10" x 7'10"
Window to rear. Older style floor units and work surface. Stainless steel double sink. plumbed for washing machine or space or dishwasher. Vinyl floor covering, overhead light and radiator.

Bedroom 1 4.10 m x 2.70 m / 13'5" x 8'10"
Window to side and rear. Carpet, overhead light and radiator.

Bathroom 2.80 m x 1.80 m / 9'2" x 5'11"
Opaque window to rear. White suite comprises W.C., wash hand basin and free standing deep bath. Partial wood panelling to walls. Wood floor covering, overhead light and radiator.

Shower Room 3.30 m x 2.60 m / 10'10" x 8'6"
Older style suite comprises W.C., wash hand basin and walk in shower. Carpet, overhead light and radiator

Bedroom 2 4.50 m x 3.20 m / 14'9" x 10'6"
Window to front offering views of Firth of Clyde. Coombed ceiling, carpet, overhead light and radiator.

Bedroom 3 4.40 m x 3.70 m / 14'5" x 12'2"
Window to rear and Velux to side. Wash hand basin. Carpet, overhead light and radiator.

Bedroom 4 6.50 m x 2.80 m / 21'4" x 9'2"
Two windows to rear. Wash hand basin, carpet, overhead light and radiator.

Shower Room 2 2.60 m x 2.60 m / 8'6" x 8'6"
Opaque window to side. White suite comprises W.C. wash hand basin and walk in shower. Carpet, overhead light and radiator.

Upper Kitchen 3.70 m x 2.40 m / 12'2" x 7'10"
Window to front offering views of Firth of Clyde. Older style floor units. Complementary work surface with space for slot in electric cooker. Carpet and overhead light.

Outside
Ground to front is tiered and laid to grass with mature trees surrounding. Driveway offering off road parking.





ENTRY

Insert Entry Info Here

VIEWING

Tel: 01369 704954

TRAVEL

Western Ferries provide a vehicular service between Hunter's Quay (Dunoon) and McInroy's point (Gourock) allowing easy access by car to Glasgow and surrounding areas. Turn Left on exiting ferry terminal and follow shore road through Kirn to Dunoon. Turn right onto Dhalling Road. KIEKUT, 5 Dhalling Road is on left hand side just before brow of hill. Caledonian MacBrayne Ltd provide a pedestrian only service between Dunoon and Gourock with onward travel to Glasgow City Centre. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock Pier with onward train connection 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.

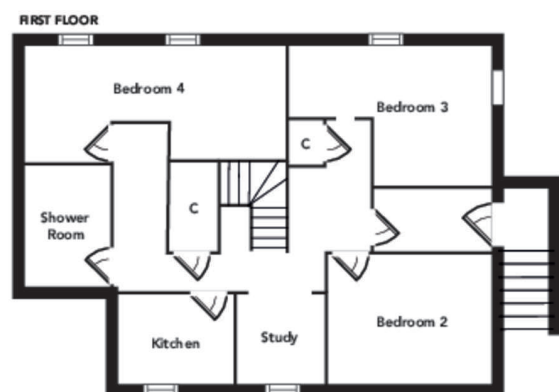
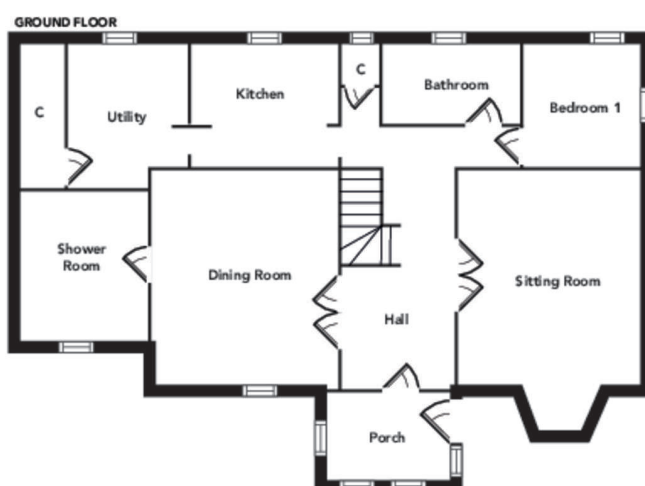
NOTE

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,
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Floorplans are indicative only - not to scale
Produced by [Plushplans](#)