

STEWART & BENNETT

SOLICITORS

Flat 1/2, 12 Argyll Terrace, Kirn, Dunoon, PA23 8LR



Offers Over £60,000

- Charming One-Bedroom first-floor flat offering views of Firth of Clyde and beyond. A wonderful opportunity to purchase this attractive one-bedroom first-floor flat, ideally positioned to enjoy beautiful sea views.
- The property offers bright and comfortable accommodation throughout, making it an ideal first-time buy, downsizer, holiday home or investment opportunity.
- Accommodation comprises a welcoming entrance hall, a spacious living room with period features retained, breakfasting kitchen, double bedroom and bathroom. Secondary glazing. Gas central heating. EPC: C. Council Tax: A.
- Communal garden grounds to rear mainly laid to grass. Drying green.
- On Street parking.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Charming One-Bedroom first-floor flat offering views of Firth of Clyde and beyond. A wonderful opportunity to purchase this attractive one-bedroom first-floor flat, ideally positioned to enjoy beautiful sea views. The property offers bright and comfortable accommodation throughout, making it an ideal choice for a first-time buyer, downsizer, holiday home or investment opportunity.

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Communal garden grounds to rear mainly laid to grass. Drying green. On Street parking. The property benefits from its first-floor position, excellent natural light and the rare advantage of enjoying picturesque views towards Firth of Clyde and beyond.

Situated close to local amenities, transport links and the seafront, this appealing flat combines convenience with coastal living. Kirn lies less than a mile along the shorefront from

Dunoon and offers excellent local amenities including primary and grammar schools, a golf course, and indoor and outdoor bowling clubs. 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.

Entrance Vestibule

Well kept communal entrance leads up to the first floor, with direct access to the shared rear garden.

Hall / Landing

3.40 m x 2.40 m / 11'2" x 7'10"

Hallways gives access to sitting room, breakfasting kitchen, bedroom wet room and 2 storage cupboards. Carpet, overhead light and radiator.

Sittingroom

5.20 m x 3.60 m / 17'1" x 11'10"

Bay window to front offering fantastic views of Firth of Clyde. Fire place with gas connection. Large storage cupboard. Period features retained. Carpet and radiator.

Breakfasting Kitchen

4.90 m x 3.40 m / 16'1" x 11'2"

Good size kitchen with window to rear. White wall and floor units. Complementary worksurface, stainless steel sink and drainer. Space for

slot in gas cooker and fridge freezer. Plumbed for washing machine. Dining area offers space for dining table. Overhead light and radiator.

Bedroom

4.60 m x 2.80 m / 15'1" x 9'2"

Window to front offering views of Firth of Clyde. Carpet, overhead light and radiator.

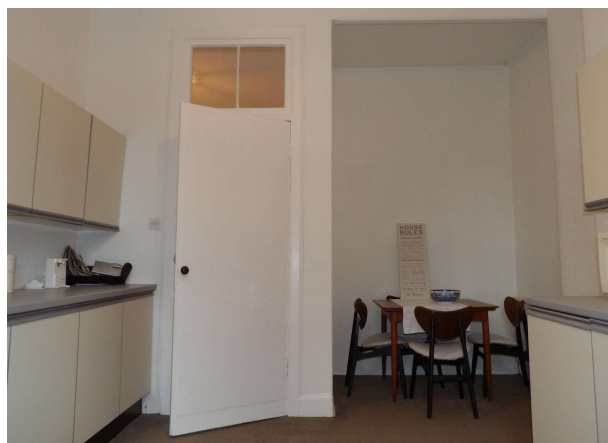
Bathroom

3.70 m x 1.50 m / 12'2" x 4'11"

Opaque window to rear. White suite comprises, W.C., wash hand basin and bath. Shower cubicle. Carpet tiles, overhead light and radiator.

Outside

Well kept communal grounds to rear. Grounds laid to grass and drying green. On street parking.





ENTRY

Negotiable

VIEWING

Tel: 01369 704954

TRAVEL

Western Ferries offer a regular ferry service between Hunter's Quay (Dunoon) and McInroy's Point (Gourock) allowing for easy access to Glasgow and surrounding areas. On exiting the ferry terminal at Hunter's Quay turn left towards Dunoon. Turn right at Kirn Parish Church onto Kirn Brae then take first right into Argyll Terrace. Flat 1/2 12 Argyll Terrace is located at the end of the terraced building. Caledonian MacBrayne Ltd operate a passenger only ferry service between Dunoon breakwater and Gourock Pier with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may also be reached by road via the A83 from Glasgow passing Loch Lomond and The Rest and Be Thankful then the A815.

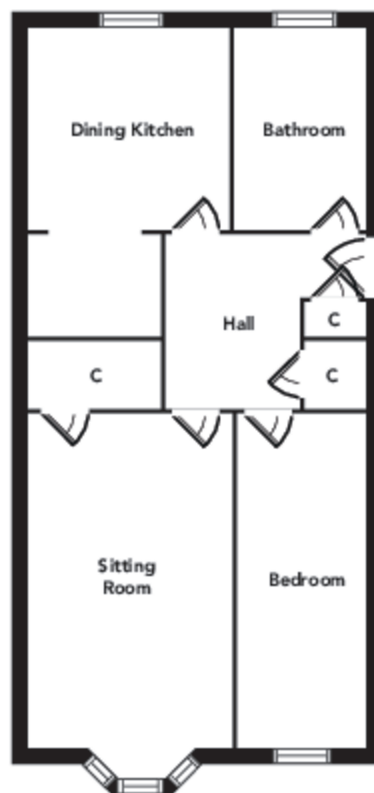
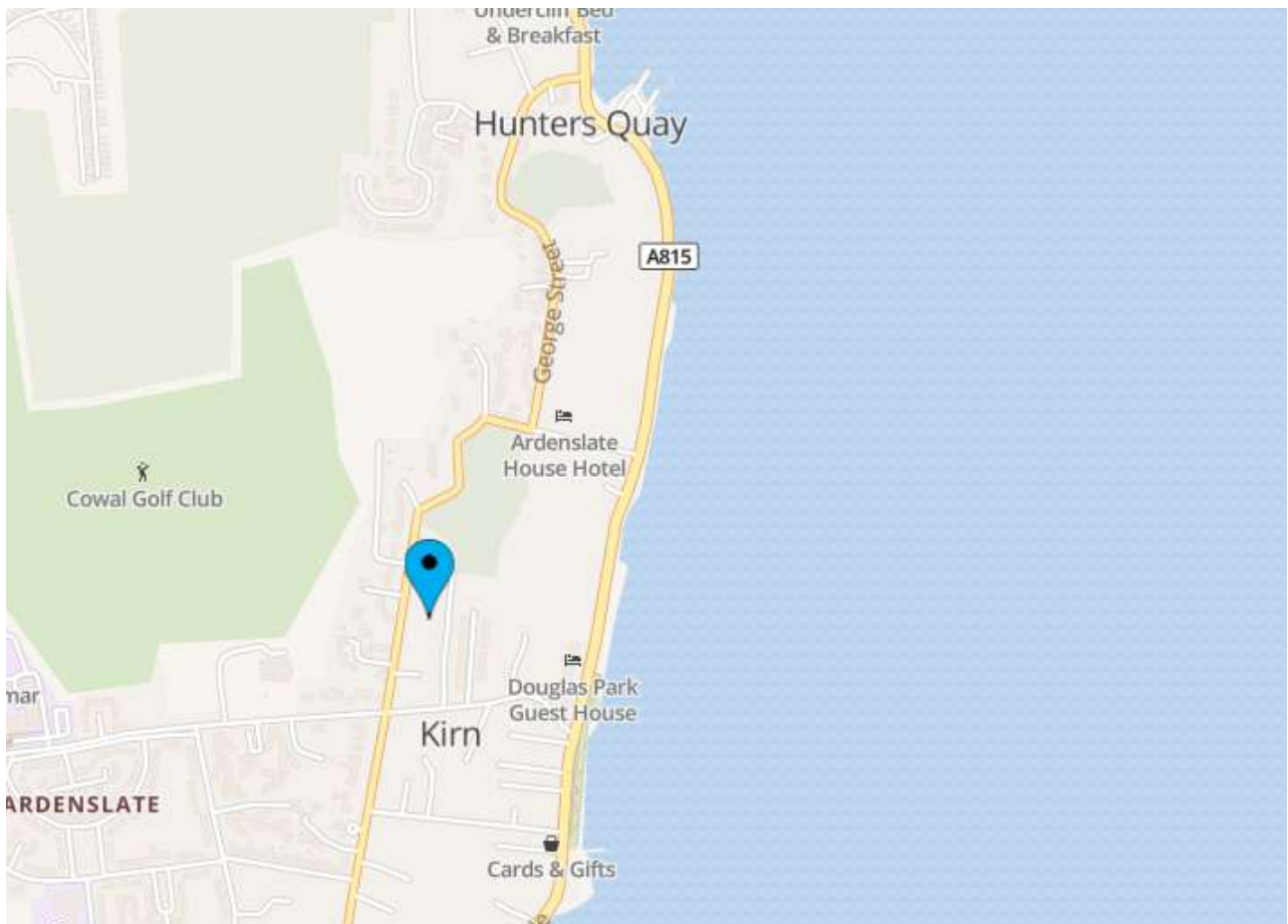
NOTE

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,
82 Argyll Street, Dunoon, Argyll PA23 7NJ
Tel: 01369 704954 Fax: 01369 706695





Floorplans are indicative only - not to scale
Produced by Plushplans