



The Elms

Alexandra Parade, Dunoon

Offers Over
£280,000



The Elms

Corrigall Black are excited to present to the market 'The Elms', an outstanding three-bedroom property situated in the highly sought-after, shore front location on Alexandra Parade offering exceptional riverside living with breath-taking ever changing views. This property is brought to market following a complete renovation to a very high specification including a full new central heating system with Worcester Bosh combination boiler, triple glazing throughout and additional insulation. The roof has also been replaced in recent years ensuring this unique home is presented in true walk in condition. From the moment you step inside it is evident this is a property that has been thoughtfully and comprehensively renovated. The garden grounds have also been immaculately developed with care and attention to detail creating a variety of comfortable locations ideal for entertaining and enjoying the great outdoors. The Elms combines impressive accommodation, luxury modern upgrades, wonderful period style character features and outstanding views. This highly individual home has been transformed into a luxurious family residence. The grand carpeted lounge is flooded with natural light from the stunning bay window with impressive garden and river views. The beautiful feature fireplace with a working fire provides a focal point and brings an additional sense of warmth to this ambient room with feature cornice detailing. The high spec kitchen is located next to the lounge and accessed from the lower hallway with quality finishes, integrated appliances and modern fixtures and fittings creating a sophisticated attractive environment with dining area and direct access through to the attractive conservatory with access to the rear private garden grounds creating a fantastic sociable flow ideal for everyday family life and entertaining guests. The stunning newly fitted contemporary shower room has a luxurious feel brimming with high end spa inspired features and can be accessed from the lower hallway. The upper floor has three bedrooms two of which enjoy outstanding views over the river Clyde from the elevated position a truly wonderful vista to wake up to every day. The family bathroom is situated on the mid landing comprising attractive oval feature bath, WC, sink with storage, heated towel rail, privacy glazed window and finished with attractive flooring, wall tiles and downlights adding to the opulence of this bathroom. Despite the impressive level of modernisation, the property maintains those important elements of character and individuality that gives this substantial home its personality. Corrigall Black highly recommend early viewing to fully appreciate this substantial property finished to a level of uncompromising quality and to avoid disappointment.





The 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

1.8 m X 1.4 m / 5'11" X 4'7" A.W.P

Entrance Hallway

6.2 m X 1.7 m / 20'4" X 5'7" A.W.P

Lounge

5.8 m X 4 m / 19'0" X 13'1" A.W.P

Dining Kitchen

4.8 m X 3.8 m / 15'9" X 12'6" A.W.P

Conservatory

3.5 m X 2.6 m / 11'6" X 8'6" A.W.P

Bedroom 1

4.1 m X 3.4 m / 13'5" X 11'2" A.W.P

Bedroom 2

6 m X 3.6 m / 19'8" X 11'10" A.W.P

Bedroom 3

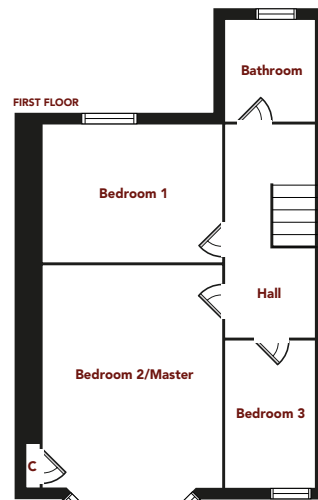
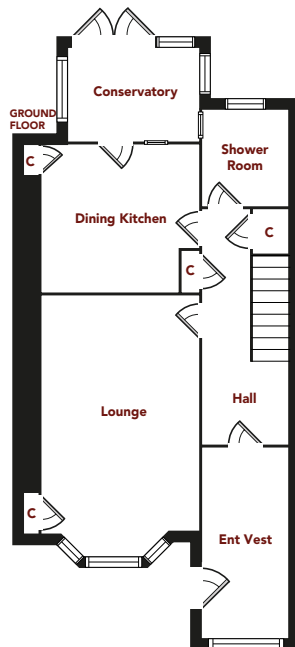
3.9 m X 2.2 m / 12'10" X 7'3" A.W.P

Bathroom

2 m X 1.8 m / 6'7" X 5'11" A.W.P

Shower Room

3.25 m X 1.84 m / 10'8" X 6'0" 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.