



84 Bullwood Road

Dunoon

Offers Over
£129,995

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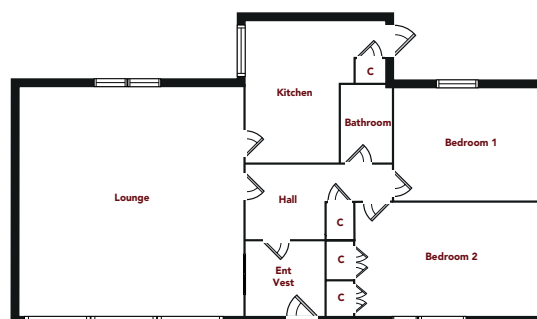
Corrigall Black present to the market this detached property situated in a fantastic, highly sought-after location just a short distance from the main historical town of Dunoon and a wide variety of amenities and further benefits from an elevated position resulting in outstanding ever-changing views over the River Clyde and beyond. The property further benefits from off-road parking for multiple vehicles and substantial landscaped garden grounds to enjoy this special location. Stairs rise to the main front entrance, where the glazed door opens into a good sized entrance vestibule, from here a further glazed door leads into the entrance hallway where access to all other rooms can be gained. The substantial lounge benefits from window stretching the full length of the room, making the most of the breathtaking elevated views over the garden grounds and beyond to the river Clyde, A further window overlooks the rear garden area. The property has two double bedrooms. The front facing bedroom enjoys uninterrupted views over the water and has fixed storage options. The bathroom can be accessed from the hallway next to the bedroom, comprising bath, WC and sink. The kitchen has floor and wall-mounted units and space for appliances. A further door located in the kitchen leads directly out to the rear garden area. This project property offers potential in abundance and is a highly sought after location with outstanding views, properties providing this type of opportunity are rare to the market, Corrigall Black therefore recommends early viewing to avoid disappointment.

Location

The property is situated a short distance from 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, paddleboarding, wild swimming, hill walking and mountain biking. Dunoon is home to a wide variety of facilities, including a swimming pool, golf course, bowling greens, schools, a hospital, GP surgeries and a unique array of shops, cafes, pubs, and restaurants. A regular passenger ferry to Gourrock, with onward train links to Glasgow is located in Dunoon, while a couple of miles away Western Ferries provide a vehicle ferry that runs up to every fifteen minutes at peak periods. The town's Queens Hall provides a fantastic fitness suite, library and soft play. There is also a large venue for shows. The town also benefits from the centrally located Burgh Hall, a renowned arts venue with gallery space that also hosts a wide variety of performances. Both local venues ensure a fantastic choice of recreational activities are accessible in the town.

Measurements

Entrance Vestibule	1.8 m X 1.8 m / 5'11" X 5'11" A.W.P
Entrance Hallway	3.8 m X 1.8 m / 12'6" X 5'11" A.W.P
Bedroom 1	3.7 m X 2.8 m / 12'2" X 9'2" A.W.P
Bedroom 2	3.7 m X 2.7 m / 12'2" X 8'10" A.W.P
Lounge	5.7 m X 5.7 m / 18'8" X 18'8" A.W.P
Kitchen	3.8 m X 3.7 m / 12'6" X 12'2" A.W.P
Bathroom	1.8 m X 1.8 m / 5'11" X 5'11" A.W.P



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.