

STEWART & BENNETT

SOLICITORS

30 Newton Park, Innellan, Dunoon, PA23 7ST



Offers Over £115,000

- Charming one-bedroom semi-detached property with beautiful sea views.
- Accommodation comprises sitting room, kitchen, double bedroom, shower room and large storage cupboard.
- Double glazed and gas central heating. EPC: D. Council Tax: A.
- Enclosed garden ground to front is laid with ornate stones for easy maintenance. Ground to rear offers drying area and patio area. Garden Shed.
- On Street Parking. Bus top close by.
- Early viewing is highly recommended to fully appreciate location and potential.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

An excellent opportunity to purchase this charming one-bedroom semi-detached property, enjoying lovely sea views in the desirable coastal setting at Sandy Beach. Ideal for a first-time buyer, those looking for a coastal retreat, or anyone seeking a peaceful home by the sea. Sandy Beach is a desirable coastal setting, with the added benefit of attractive sea views. Accommodation comprises sitting room, kitchen, double bedroom, shower room and large storage cupboard. Double glazed and gas central heating. EPC: D. Council Tax: A. Bus stop close by. Enclosed garden ground to front is laid with ornate stones for easy maintenance. Ground to rear offers drying green and patio area. Garden Shed. On Street Parking. Early viewing is highly recommended to fully appreciate location and potential.

The village of Innellan has its own 9-hole Golf Course, Tennis Club, Bowling Green and Primary School. The village also has a bar/restaurant, general store with Post Office and community hall. The South Cowal area has a welcoming community with lots of opportunity to get involved with local events and activities. 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

Double glazed door opens in to porch. Door leads to hallway. Vinyl floor covering and wall light.

Hall / Landing

Hallway gives access to sitting room, bedroom, shower room, storage cupboard and loft access. Wood effect floor covering, overhead light and radiator.

Sittingroom 4.40 m x 3.50 m / 14'5" x 11'6"

Large window to front offering outstanding views of Firth of Clyde and beyond. Carpet, overhead light and radiator.

Kitchen 3.30 m x 2.20 m / 10'10" x 7'3"

Window to rear offering views of rear garden. Older style wood effect wall and floor units. Complementary work surface, stainless steel sink and drainer. Plumbed for washing machine with space for slot in electric

cooker and fridge freezer. Ceiling spots, wood effect floor covering and radiator.

Shower Room 3.40 m x 3.30 m / 11'2" x 10'10"

Double room with window to front, again offering outstanding views of Firth of Clyde. Carpet, overhead light and radiator.

Shower Room 2.20 m x 1.60 m / 7'3" x 5'3"

Opaque window to rear. White suite comprises, W.C., vanity sink with storage and enclosed shower cubicle. Vinyl floor covering, ceiling spots and radiator.

Outside

Enclosed ground to front with ornate stones for easy maintenance. Ground to rear offers patio area and drying space. Garden shed. On street parking.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

TRAVEL
Regular vehicular ferry services are provided by Western Ferries between McInroy's Point (Gourock) and Hunters Quay (Dunoon) allowing easy access to Glasgow and surrounding areas. Turn left on exiting the ferry terminal at Hunters Quay and follow shore road through Dunoon to Innellan. Turn right into Newton Park and Number 30 is on left hand side. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock with onward train connections 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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