

STEWART & BENNETT

SOLICITORS

15 Bencorrum Brae, Dunoon, PA23 8HU



Offers Over £100,000

- Well situated two-bedroom semi-detached bungalow offering excellent potential for improvement and modernisation.
- Accommodation comprises sitting room, kitchen/dining room, two double bedrooms and shower room.
- Double glazing. Gas central heating
- EPC:D. Council Tax: B.
- Enclosed garden to front and rear.
- Driveway offering off road parking.
- Early viewing is recommended to appreciate the potential on offer.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Well-situated two-bedroom semi-detached bungalow offering excellent potential for improvement and modernisation. A two-bedroom semi-detached bungalow close to local schools and a range of everyday amenities. Accommodation comprises sitting room, kitchen/dining room, two double bedrooms and shower room. Double glazing. Gas central heating EPC:D. Council Tax: B. Enclosed garden to front and rear. Driveway offering off road parking. The property presents an ideal opportunity for buyers looking to update and personalise a home to their own taste and specification. Early viewing is recommended to appreciate the potential on offer.

Please note that in its present condition the property is not suitable for mortgage.

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/ hallway

Door opens into main hallway. Hallway gives access to sitting room, kitchen/dining, two double bedrooms and shower room. Two overhead lights and radiator.

Sittingroom 4.70 m x 3.20 m / 15'5" x 10'6"

Good size room with bay window to front. overhead light and radiator.

Kitchen 2.80 m x 1.90 m / 9'2" x 6'3"

Older style wall and floor units. Complementary work surface. Stainless steel sink and drainer. Space for slot in gas cooker. Plumbed for washing machine and space for vented tumble dryer. Access to dining room.

Dining Room 4.30 m x 2.80 m / 14'1" x 9'2"

Windows to rear and side. Ample space for a dining table. Access to rear garden.

Bedroom 1 4.10 m x 3.30 m / 13'5" x 10'10"

Double room with window to front. Overhead light and radiator.

Bedroom 2 3.40 m x 3.30 m / 11'2" x 10'10"

Further double room with window to rear. Overhead light and radiator.

Shower Room 2.60 m x 1.60 m / 8'6" x 5'3"

Opaque window to side. White suite comprises, W.C., wash hand basin and accessible shower. Cupboard houses central heating boiler. Overhead light and radiator.

Outside

Garden ground to front and rear is overgrown with mature shrubs. Driveway offering off road parking.





ENTRY

Insert Entry Info Here

VIEWING

Tel: 01369 704954

TRAVEL

Vehicular ferry services are provided by Western Ferries between Hunter's Quay (Dunoon) and McInroy's Point (Gourock). On exiting the ferry terminal turn left towards Dunoon, turning right onto Kirn Brae (Kirn Church on right hand side). Follow the road passing Dunoon Grammar School on right, follow road round to left. 15 Bencorrum Brae is on right hand side. Pedestrian only ferry services are offered by Caledonian MacBrayne Ltd with onward travel connections to Glasgow Central Station. The local area may be reached by road via the A83 from Glasgow passing Loch Lomond and the Rest and Be Thankful, then the A815.

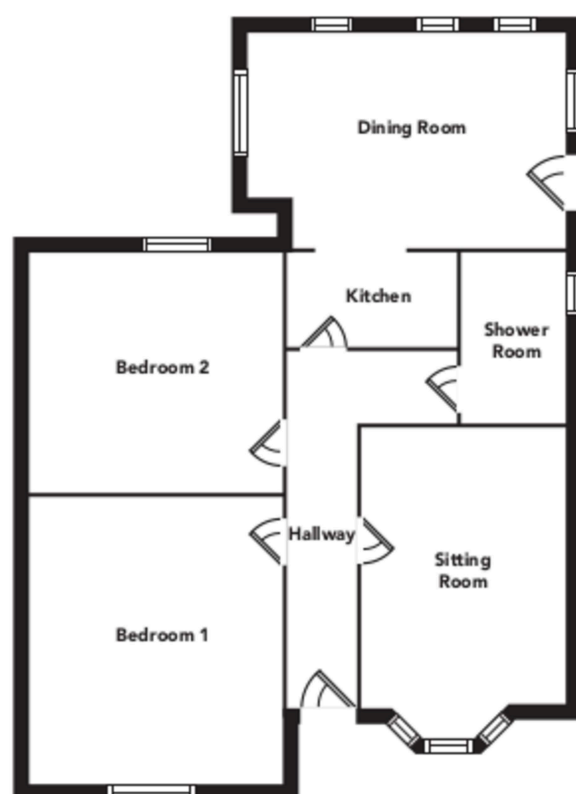
NOTE

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](#)