

Offers in the region of
£260,000

Blairanboich
Toward
PA23 7UJ

Miller Stewart
ARGYLL & DUNOON ESTATE AGENTS SOLICITORS & NOTARIES



Miller Stewart are proud to offer to the market, this rarely available, delightful detached cottage in the much sought after area of Toward, here, on the South Cowal Peninsula. Sitting on its own grounds, it offers versatile living accommodation, consisting of three bedrooms, lounge, dining room, fitted kitchen, utility room, bathroom, large garage/workshop, large manageable front and rear gardens, with vegetable plot, and room for multiple parking. Stunning views over Rothesay Bay, and surrounding area. Walk-in condition.

Early viewing is highly recommended.

EPC Rating - G

To view this property, please contact **Marco Pellicci** on **01369 556498** or **07801 711361**

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MS20878

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Surroundings

South of Dunoon the main road down the shore of the Firth of Clyde passes through Innellan before turning west just north of Toward Point, which forms the southernmost point of this side of the Cowal peninsula.

Toward is just 4 miles south of Innellan village which offers a variety of local amenities including Newsagents and Sub Post Office, Village Hall, primary schools, and Church. Dunoon Town Centre is approximately 6 miles.

The road along the south shore of this part of the Cowal Peninsula enjoys spectacular views over the Firth of Clyde to Ayrshire, Cumbrae and the Isle of Bute (and the mountains of Arran beyond it). Further interest is added by the steady stream of vessels passing through these busy waters: with a particularly good view afforded of the ferries between Wemyss Bay and Rothesay on the Isle of Bute. The shore itself is stony, but it does offer attractive bays well worth exploring.

Dunoon is the marine gateway to Loch Lomond and the Trossachs, Scotland's first National Park, and has a number of local amenities including a cinema, two supermarkets, several choice restaurants and bars, primary and secondary schools, library, Post Office, doctor's surgeries and veterinary clinic, leisure centre with swimming pool and gym.

Transport

A regular local bus service operates in the area and there are bus and coach services to popular regions across the West of Scotland. Regular passenger ferry services operate from Dunoon Pier to Gourock with regular bus and train connections to Glasgow Central railway station. The train stops at Paisley Gilmore Street en route, which is convenient for access to Glasgow Airport. Western Ferries located at Hunter's Quay also offers a regular vehicle service to McInroy's Point in Gourock for access to the national road network.

Contact

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Marco Pellicci on 01369 708960 or 07801 711361

Entrance

Entrance to the house is from a private driveway, which leads up to the property. Enter the house through a upvc door

Hall

Bright hallway giving access to all rooms. Wood effect flooring, wall mounted radiator, stairs lead to upstairs accommodation. Carpeted. Cupboards. Pendant lights.

Lounge 7.30m x 4.00m

Bright warm room, which captures the natural light from three windows, front, back, and side. Feature fireplace. Carpeted. Wall mounted radiator, pendant light. Small shelved alcove with doors.

Dining Kitchen 3.55m x 4.00m

Well designed and fitted kitchen. Plenty of storage with floor and wall units and contrasting worktops. Vinyl flooring. Window to the rear, above sink. Tiled splash backs, telephone point. Cooker hood.

Utility Room 3.78m x 2.00m

Room for white goods. Vinyl flooring. Door leading to rear garden.

Dining Room 2.95m x 4.60m

Wooden floors, pendant light, wall mounted radiator. Window to the front of the property, sheds natural light into the pretty room. Step up to door leading into the kitchen/diner

Bedroom 1 3.90m x 4.10m

Large bright bedroom with window facing rear garden. Carpeted. Double pendant lights. Wall mounted radiator. Built in fitted double wardrobes.

Stairs leading up to next floor

Bedroom 2 4.80m x 3.20m

Carpeted, pendant lights, wall mounted radiator. Dual aspect dormer windows, offering stunning views of Rothesay Bay and surrounding countryside. Walk-in double wardrobe.

Bedroom 3 4.20m x 5.45m

Carpeted, pendant lights, wall mounted radiator. Dual aspect dormer windows, offering uninterrupted views. Walk in double wardrobe.

Outside Space

Private driveway up to the cottage, offering multiple parking. Large garage/workshop, with concrete floor, and power. Large gardens front and rear, mainly laid to lawn with added vegetable plot. offering complete privacy.

Early viewing is highly recommended and strictly through Miller Stewart Argyll.

Do you have a property to sell or for sale anywhere in Scotland? Call now to find out more about our NO SALE NO FEE offer.

**You can even switch your property to Miller Stewart for FREE.
Call 01369 556498 or 07801711361 to arrange today.**

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