

**Offers In The Region Of
£325,000**

Rosbhan, Shore Road, Kilmun, Argyll,
PA23 8SB

Miller Stewart
ARGYLL & DUNOON ESTATE AGENTS SOLICITORS & NOTARIES



Miller Stewart is delighted to present to the market this substantial, five bedroom family house, set on the shores of the Holy Loch in the picturesque village of Kilmun, offering superb accommodation, stunning sea views and situated in a large garden with double garage. The property also benefits from a southerly aspect, getting the sun for most of the day. The property comprises of entrance porch, hallway, family room, sitting room, dining room, kitchen with dining area, utility room, cloakroom, upstairs landing, five bedrooms (two with en suite), bathroom and very large floored loft. The property has a good sized garden with many attractive features, a double garage and the property has oil fired central heating.

EPC-Band D



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.

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Miller Stewart Argyll**

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Situation

The much sought after village of Kilmun, set within the National Park, is situated on the shores of the Holy Loch. The property is conveniently close to the Cot House Service station with its small, but excellent supermarket and there is a regular bus service to and from Dunoon. Kilmun Church has historic connections and there is a Primary school in the adjoining village of Strone. There is a nine-hole golf course situated on the hill behind the villages of Strone and Blairmore and excellent sailing facilities on the Holy Loch with the Holy Loch Sailing Club and water sports at the Marina located in nearby Sandbank. The famous Younger Botanic Gardens are situated approximately three miles away at Benmore.

Dunoon itself is a small town set in the beautiful Cowal Peninsular of Argyll and yet within just over an hour's commuting distance to the centre of Glasgow. Argyll Ferries run a half hourly passenger service to Gourock connecting with trains to Glasgow Central. Western Ferries run a more frequent service from nearby Hunter's Quay to McInroy's Point with McGills bus connections to Buchanan Street bus station, Glasgow. Dunoon is approximately one hour from Glasgow's International Airport.

Dunoon offers a secondary school, a modern leisure centre, an eighteen hole golf course, two supermarkets, a variety of individual shops, restaurants and a cinema.

Entrance porch:

The entrance porch is situated at the front of the property with glazed front door which then leads to a second door giving access to the hallway and comprises of a tiled flooring and ceiling light.

Hallway:

The hallway gives access to the family room, sitting room, kitchen, cloakroom and stairway leading to landing. The hallway comprises of carpet, two radiators, good sized storage cupboard, ceiling light and a three-light pendent fitting.

Family room: 4.73m x 3.51m approx.

The family room is situated at the front of the property with bay window giving fine sea views and the room comprises of carpet, radiator and ceiling light.

Sitting room: 6.60m x 4.20m approx.

This exceptionally large sitting room is situated at the front of the property with large bay window allowing a great deal of light into the room and giving fantastic sea views. The room comprises of carpet, cornice work, ceiling rose, fireplace with wood burning stove, fire surround, radiator, four wall lights, five-light pendent fitting and three steps leading up to partition doors leading to dining room. These doors give the opportunity of separating the dining room or making a large open-plan room.

Dining room: 4.30m x 3.14m approx.

The dining room is situated at the rear of the property with glazed patio doors leading to the garden and the room comprises of carpet, cornice work, ceiling rose, alcove, three wall lights, pendent light fitting, radiator and door giving access to kitchen.

Kitchen with dining area: 4.75m x 4.08m approx.

The good sized kitchen is situated at the rear of the property and comprises of two windows overlooking the rear garden, fitted floor and wall units, cooker, sink unit, partially tiled walls, laminated flooring, radiator, a four-spot light fitting and a two-spot light fitting, dining area, door giving access to hallway, door giving access to dining room and door giving access to utility room.

Utility room: 3.05m x 1.90m approx.

The utility room is situated at the rear of the property with window looking out to side of property, rear door giving access to back garden and the room comprises of floor units including sink unit, partially tiled walls, space for washing machine and drier, radiator, ceiling light and tiled floor.

Cloakroom: 2.15m x 1.24m approx.

The cloakroom is situated at the side of the property and comprises of W.C., wash hand basin, heated towel rail, window and pendent light fitting.

Upstairs landing:

The upstairs landing gives access to bedrooms 1 – 5, bathroom, loft access, large storage cupboard, two large windows giving great sea views, window seat, carpet, three ceiling lights and two radiators.

Bedroom 1 with en suite: 4.60m x 3.80m approx.

This double bedroom, situated at the front of the property, is currently being used as the master bedroom with a large bay window giving fantastic sea views, also allowing plenty of light to the room. This large room comprises of ceiling light, radiator, built-in wardrobes, carpet and door giving access to en suite bathroom.

En suite bathroom: 2.90m x 2.70m approx.

This good sized en suite, situated at the side of the property, comprises of white suite consisting of W.C., shower unit with shower, bath, wash hand basin, carpet, extractor fan, inset spotlights, window, heated towel rail and partially tiled walls.

Bedroom 2 with en suite: 3.90m x 3.50m approx.

This good sized double bedroom, situated at the front of the property, benefits from bay window again giving good sea views, comprises of built-in wardrobes, ceiling light, carpet, radiator and door leading to en suite shower room.

En suite shower room: 1.95m x 1.90m approx.

The shower room comprises of shower unit with electric shower, W.C., wash hand basin, carpet and ceiling light.

Bathroom: 2.27m x 2.20m approx.

The bathroom is situated at the side of the property and comprises of bath, W.C., wash hand basin, shower unit with electric shower, partially tiled walls, ceiling light, extractor fan and heated towel rail.

Bedroom 3: 3.43m x 2.23m approx.

This double bedroom is situated at the rear of the property with window giving views over rear garden and the room comprises of built-in wardrobe, radiator, carpet and ceiling light.

Bedroom 4: 2.95m x 2.74m approx.

This double bedroom is situated at the rear of the property with window overlooking the rear garden and the room comprises of carpet, radiator, ceiling light and this room is currently being used as an office.

Bedroom 5: 3.21m x 2.93m approx.

This double bedroom is situated at the rear of the property with window giving views of the rear garden and comprises of radiator, double built-in wardrobe, carpet and ceiling light.

Garden:

The front garden has a stone wall front boundary, paved area and driveway leading to double garage and rear garden.

The rear landscaped garden consists of ample parking area, double garage with electricity, summer house and decking area, pond and water feature, patio area and many other features and flower beds.

There is a stone wall to the rear boundary and one side with fencing to the other side.



