

Offers in the region of
£85,000

147 Alexander Street
Dunoon
PA23 7PR

ARGYLL & DUNOON ESTATE AGENTS

Miller Stewart

SOLICITORS & NOTARIES



This 2 bedroomed Upper Villa commands sea views across the Firth of Clyde to Gourock and the hills beyond. The property comprises of a large lounge, 2 double bedrooms, kitchen, shower room and hallway. It has gas central heating, double glazing and there is a large communal garden area to the rear. Entry into the property is at the rear of the building.

EPC RATING— E

To view this property, please contact **Janice Robinson** on **01369 708960**

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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.

SITUATION

Dunoon itself is a small town set in the beautiful Cowal Peninsula of Argyll and yet within just over an hour's commuting distance to the centre of Glasgow. Argyll Ferries run an hourly passenger service to Gourock connecting with trains to Glasgow Central. Western Ferries run a more frequent car and passenger service from nearby Hunter's Quay to McInroy's Point with Citylink bus connections to Buchanan Street bus station, Glasgow. Dunoon is approximately one hour from Glasgow Airport. Dunoon offers Primary and Secondary schooling, a modern leisure centre, an eighteen hole golf course, two supermarkets, a variety of individual shops, bars, restaurants and a cinema.

ACCOMMODATION

Hallway

The main entrance door takes you into an L shaped hallway and all of the accommodation leads off from here. There is a large cupboard for storage and access into the loft area providing extra storage space. A wall mounted cupboard located at the front door houses the meter box, there is a radiator and the floor is carpeted.

LOUNGE 5.45m x 4.40m approx. at widest point

This spacious lounge has a large double glazed bay window to maximise the sea views. It has retained its original cornicing, deep skirting boards and has a decorative glass panelled door. A gas fire provides a focal point for the room while a radiator provides extra heat and the floor is carpeted.

KITCHEN 2.25m x 2.55m approx.

Located to the rear of the property a double glazed window overlooks the communal garden area, a range of modern wall and base units provide storage and there is space for a cooker, fridge and washing machine. The walls are partially tiled with an extractor cooker hood above the cooker area and there is Laminate flooring.

SHOWER ROOM 2.60m x 1.35m approx.

The shower room has a modern white suite with chrome fittings, a large shower cubicle with mains water fed shower and is partially tiled. The wash hand basin has a built in vanity unit underneath and there is a chrome towel rail. Original cornicing and a double glazed opaque window complete this room.

BEDROOM 1 3.90m x 3.35m approx.

Situated at the rear of the property is this good sized double bedroom. It has a double glazed window, deep skirting boards, cornicing, carpet and a radiator.

BEDROOM 2 4.10m x 2.85m approx.

Another double bedroom with a double glazed window which enjoys the same sea views as the lounge. It has original cornicing, deep skirting boards, carpet and a radiator.



