

Offers in the region of
£375,000

Waters-Edge 2 The Meadows
Toward, By Dunoon
PA23 7UP

Miller Stewart
ARGYLL & DUNOON ESTATE AGENTS



Miller Stewart are delighted to present to the market Waters-Edge a stunning detached modern bungalow in a stunning sought after location, beautifully presented with spacious entrance hall presenting a fully fitted well planned Kitchen/Dining, separate large Utility room. Lounge with formal Dining area with patio doors opening to the shore front garden with direct private beach access. Five good sized bedrooms with two en-suite, cloakroom, Jack' n 'Jill family bathroom, Waters-Edge is a rarely available desirable property with your own water front beach with stunning views to Bute, Largs Cumbrae and the Clyde Estuary MS44608

MUST BE VIEWED TO BE FULLY APPRICIATED

Council Tax Band - C

EPC Rating - C

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

Miller Stewart
ARGYLL & DUNOON ESTATE AGENTS

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.

Miller Stewart are delighted to present to the market Waters-Edge a stunning detached modern bungalow in a stunning sought after location, beautifully presented with spacious entrance hall presenting a fully fitted Kitchen/Dining, Utility room Lounge/Dining with patio doors opening to the shore front garden with beach access, five good sized bedrooms with two en-suite, cloakroom, Jack'n'Jill family bathroom, Waters-Edge is a rarely available desirable property with your own water front beach with stunning views to Bute, Largs Cumbrae and the Clyde Estuary

Location

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 7 miles from Toward Light House

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 now enjoys the status of being 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 Mclnroy's Point in Gourock for access to the national road network

Contact

To view this property this stunning property , please contact:

Marco Pellicci on 07801 711361 or 01369 708960

Entrance Hall

Entry from the front of the property into the spacious hall , with access to the cloakroom , hallway to the Lounge , Kitchen and to the five bedrooms and family bathroom. Two handy storage cupboards one housing the hot water storage tank. Loft access is also gained from here

Cloakroom 1.50m x 1.55m

Quality tiling , with W.C wash hand basin Opaque window , fitted towel radiator

Kitchen/ Dining 6.60m x 3.25m

Bright and welcoming fully fitted kitchen with matching wall and base unites finished with display unites , window to the front enjoying the stunning views, and 2 windows to the south side , integrated dishwasher, hob and ovan further open space for a dining table and chairs and additional furniture, quality floor covering, wall mounted radiator, door to the back leading to utility room

Utility Room 4.35m 2.00m

Large well equipped utility room , with matching fitted wall and base unites, stainless sink with side drainer and mixer taps, plumbed for washing machine and dryer, space for upright fridge/freezer. Combi boiler is also located here. Back door leads to the side of the house

Lounge formal Dining Area 6.40m x 5.00m

Delightful bright and spacious room, with stunning sea views , Tastefully decorated with fire place as a focal point

Patio doors leading to the garden, Formal dining area, windows and patio door provide this room with plenty natural light as the sun surrounds this location all day. Carpeted with cornice, fitted wall mounted radiator

Bedroom 4.00m x 3.25m

Double bedroom located to the back of the property, again with stunning views, patio doors leading to the garden and the beach, fitted wardrobes, Wood effect flooring

En-Suite 2.60m x 1.80m

W.C wash hand basin, bidet corner shower enclosure with electric shower , wood effect flooring , fully tiled . heated large towel rail , opaque window

Bedroom 3.10m x 3.60m

Double bedroom located to the front , beautifully presented with window to the front, fitted wardrobe, with shelves and hanging rail, Wall mounted bracket for TV. carpeted , wall mounted radiator, Jack 'n' Jill adjoining door to family bathroom

Family Bathroom 3.15m x 1.90m

W.C wash hand basin, whirlpool bath with main powered shower over, and shower screen , heated towel radiator , Large built in cupboard` , tile effect floor covering, fully tiled with ornate boarder, door to bed

Bedroom 3.65m x 3.25m

Twin Bedroom to the front of the property with views to the enclosed front garden, fitted wardrobe, carpeted , wall mounted radiator

Bedroom 3.90m x 3.00m

double bedroom located to the back of the house with patio door leading to the garden and the beach. Presently used as a study. Carpeted , cornice, wall mounded radiator , filled shelving . Stunning sea views

Master bedroom 5.50m x 4.00m

Stunning well present large master bedroom with bay window and window seat, Large walk in dressing room with fitted cupboard with mirror doors, carpeted , wall mounted radiator, A truly enviable master bedroom

En-Suite 2.60m x 1.65m

W.C wash hand basin, corner shower enclosure with main powered shower , part tiled with ornate boarder, window with privacy glass, heated towel radiator

Garden & Grounds

Double garage with fully tarmacked drive way plenty of off road parking for boats, caravans RV's Delightful mature garden surround the property well established mature trees and shrubs, pathway to both sides leading to the back garden leading to the open beach with stunning breath taking open sea views over the Clyde estuary .

This property MUST BE VIEWED to be fully appreciated

Call Marco now on 07801 711361

**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 about our No Sale - No Fee offer**

**You can even switch your property to Miller Stewart for free
Call 07801 711361 or 01369 556498 to arrange today**











