

179 Marine Parade

HUNTERS QUAY, DUNOON, PA23 8HJ



Spacious six-bedroom property with the added bonus of a two-bedroom annexe to the rear



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We are delighted to introduce to the market this rarely available, six-bedroom property with the added bonus of a two-bedroom annexe to the rear - the property would be a superb acquisition for a wide variety of people looking for their ideal home. The property is in need of modernisation but 179 Marine Parade is the ideal property for those looking to put their own 'stamp' on their new home or business. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

THE LOUNGE



A hallway entrance leads to all apartments on this level. The formal lounge is flooded with natural light and pleasantly located to the front of the property and also boasts an interesting outlook.

THE KITCHEN & UTILITY



The kitchen has a range of floor and wall mounted units with ample space plumbed for free-standing appliances with a separate dining room thereafter, which will be popular when entertaining friends and family. The utility room is located at the end of the hallway and can also be accessed from the kitchen. There is space underneath a work surface for a washing machine, tumble drier and fridge or freezer while base and wall original cupboards provide an abundance of storage space.



THE DINING ROOM



THE STUDY & WC



Another large room is the study to the rear and can be utilised to meet each individual purchasers needs and requirements.

A useful cloakroom and WC are located on the ground floor level between the lounge and the study. The WC is accessed from the cloakroom and comprises a white WC and wash hand basin with a tiled splashback. The cloakroom area provides hanging space for jackets and coats, and shelves for storage and has space on the floor for shoes and boots.



Journeying upstairs you will discover six bright and airy well-appointed bedrooms, most of which boasts beautiful views. Three of the bedrooms are complemented with ensuite facilities. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture.

The large family bathroom completes the accommodation on this level.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3 & 4



BEDROOM 5 & 6



Entry into the annexe is to the rear of the main house via a wooden door with small glazed panels which leads directly into the kitchen however there is also an internal connecting door joining the main house to the annexe.

The annexe comprises a lounge, kitchen, two well-proportioned bedrooms and a bathroom.

THE ANNEXE LOUNGE, KITCHEN & BATHROOM



THE ANNEXE BEDROOMS



Externally, to the front of the property is a large sloping garden which has a sweeping mono blocked driveway leading up to the front door. At the bottom of the driveway is a parking area for several cars with steps leading up to the front of the property where additional parking facilities can be found closer to the main door, there is also a gravelled patio area near the main door from where you can sit and enjoy the elevated sea views. The basement is accessed by an external concrete staircase to the front of the main house.

To the rear of the property is a large garden, which is a real suntrap, especially in the summer months.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Basement	
Basement	5.50m (18'1") x 1.90m (6'3")
Ground Floor	
Study	4.90m (16'1") x 3.50m (11'6")
WC	1.90m (6'3") x 1.10m (3'7")
Lounge	5.80m (19') x 4.00m (13'2")
Store	2.50m (8'3") max x 0.95m (3'2")
Utility	3.60m (11'10") x 2.00m (6'7")
Kitchen	6.20m (20'4") x 4.00m (13'1")
Dining Room	5.70m (18'8") x 4.45m (14'7")
Out House	2.45m (8') x 1.50m (4'11")
First Floor	
Bedroom 1	5.90m (19'4") x 4.00m (13'1")
En-suite	2.00m (6'7") x 1.10m (3'7")
Bedroom 2	5.85m (19'2") x 4.50m (14'9")

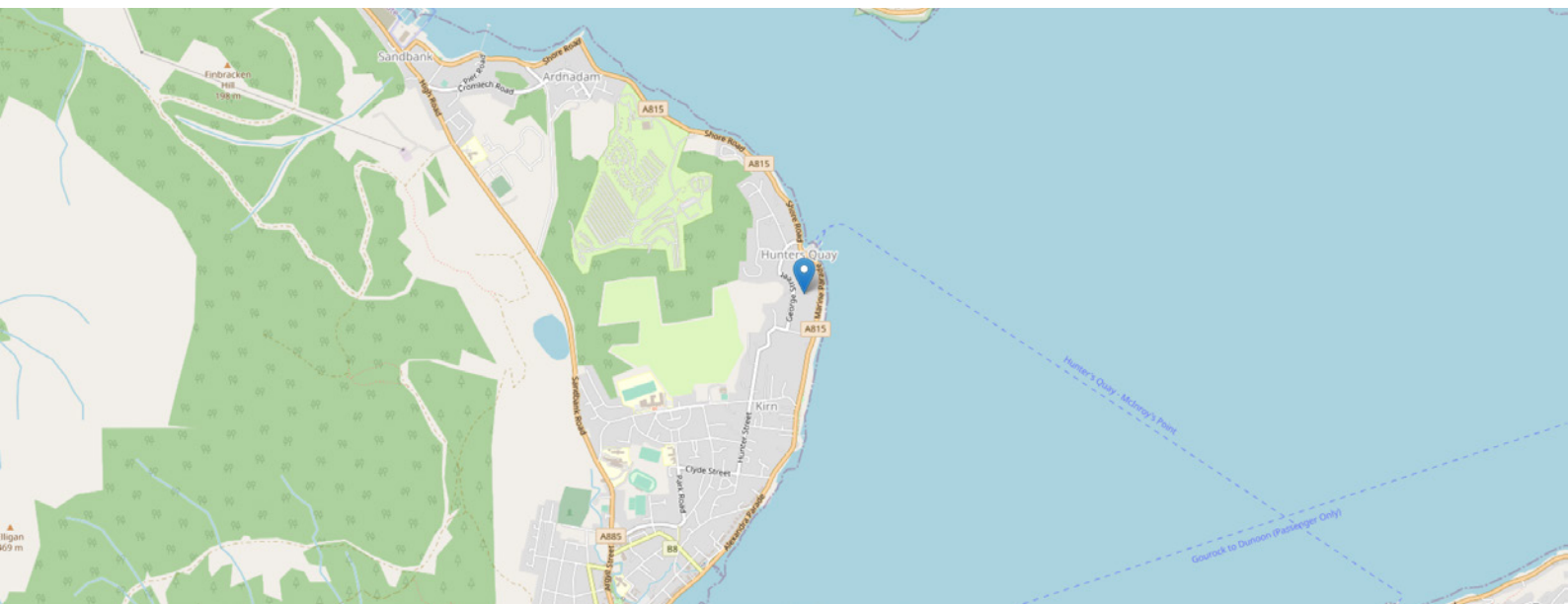
En-suite	1.95m (6'5") x 1.40m (4'7")
Bedroom 3	5.00m (16'5") x 4.00m (13'1")
En-suite	1.90m (6'3") x 1.10m (3'7")
Bedroom 4	3.75m (12'4") x 3.30m (10'10")
Bedroom 5	2.65m (8'8") x 2.60m (8'6")
Bedroom 6	3.35m (11') x 2.00m (6'7")
Bathroom	3.30m (10'10") x 2.85m (9'4")

Annexe	
Annexe Lounge	4.00m (13'1") x 3.00m (9'10")
Annexe Kitchen	3.35m (11') x 2.45m (8')
Annexe Bedroom 1	4.00m (13'1") x 3.35m (11')
Annexe Bedroom 2	2.60m (8'6") x 2.50m (8'2")
Annexe Bathroom	4.00m (13'1") x 1.45m (4'9")

Gross internal floor area (m²): 278m²

EPC Rating: E

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

179 Marine Parade is situated in the popular pocket of Hunters Quay, Dunoon - which is a thriving town which blossomed in the 19th century to become a major Clyde seaside resort and a favourite holiday spot for Glaswegians. Hunters Quay itself offers convenient access to one of the two ferries serving the area and is mostly residential but within easy reach of Dunoon with all of its amenities. Hunters Quay has its own General Store /Post office and Laundrette.





Throughout the summer months, many tourists still visit Dunoon and enjoy walks along the promenade or a cruise down the Clyde.

As one of the main areas, Dunoon offers a range of amenities including a hospital, library, leisure centre and a variety of shops and supermarkets. Primary and secondary schooling is available in the town. Sporting activities in the area include excellent sailing, golfing, walking and both fresh and sea water fishing. Two ferry terminals are situated nearby, with regular sailings to Gourock and McInroy's Point, allowing very easy access to Glasgow and surrounding areas. Dunoon can also be reached by road via the A82 from Glasgow.



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