

Offers in the region of
£79,000

Rockhill Terrace
13 Hill Street
Dunoon
PA23 7AL

Miller Stewart
ARGYLL & DUNOON ESTATE AGENTS SOLICITORS & NOTARIES



Traditional well presented ground floor, 2 bedroom flat with front garden and shared back garden/drying area. The property comprises of hallway, Kitchen, Bathroom, Lounge, 2 Double Bedrooms and Cellar. This property is close to all local amenities.

Dunoon is now recognised as the Marine Gateway to Scotland's First National Park, and offers a variety of shopping and leisure outlets including two supermarkets, Post office, leisure centre and Cinema. A regular bus service operates from Dunoon pier. Argyll Ferries operates a foot passenger service from Dunoon Pier to Gourock regularly, with a train connection to Glasgow central station. Western Ferries also offer regular sailings for vehicles and foot passengers from Hunters Quay to McInroy's Point with bus connection to Buchanan Street Bus Station. Dunoon is set in the rural heart of the Cowal Peninsula but is within just over 1 hours commuting time to Glasgow and surrounding areas.

To view this property, please contact **Andrew Barr** on **01369 708960** quoting **MS0000**

Miller Stewart
SOLICITORS & NOTARIES

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.

Accommodation:

Entrance Hallway-4.08m x 1.25m Approximately at Widest Point

This welcoming and bright decorated hallway gives access to all rooms in this property. A wall mounted cupboard housing the electric meter, electric storage heater, ceiling light, carpet, hall cupboard with a floor hatch giving access to a large cellar below.

Lounge-4.72m x 5.30m Approximately at Widest Point.

Lounge with access to Kitchen, Double glazed large window overlooking the back garden, deep shelve and storage cupboard below, Gas fire, open recessed cupboard which has been shelved, two electric storage heaters, carpet, telephone, T.V and connection for computers.

Kitchen-3.25m x 1.50m Approximately at Widest Point.

Gallery style Kitchen situated off Lounge with window overlooking the back garden. Fitted base units and matching wall units with co-ordinating worktop over. Stainless steel sink with drainer and mixer tap. Tiled splash back, space for electric cooker, space for fridge and washing machine under, ceiling light, extractor fan, linoleum flooring.

Bedroom 1-5.17m x 4.20m Approximately at Widest Point.

Good sized double bedroom with bay window overlooking the front of the property. Features an open fire also with gas point and white traditional fire surround and hearth, carpet, electric storage heater, traditional cornice, ceiling light walk-in dressing cupboard, addition storage cupboard with recessed shelving.

Bedroom 2-4.32m x 3.32m Approximately at Widest Point.

Double bedroom with large window again to front of property, bright and fresh décor with boarder, carpet, storage heater, ceiling light and original cornice.

Bathroom-3.68m x 1.70m Approximately at Widest Point

Bathroom with large opaque window to rear providing plenty natural light, white bath with overhead electric shower and shower rail, wash had basin, W.C heated towel radiator, linoleum floor, wooden panelling to one side, tiled splash back over bath, clothes pulley, ceiling light.

Features:

Front Garden & Shared Back Garden

Close to all Local amenities

Double glazing throughout.

Miller Stewart

ARGYLL & DUNOON ESTATE AGENTS

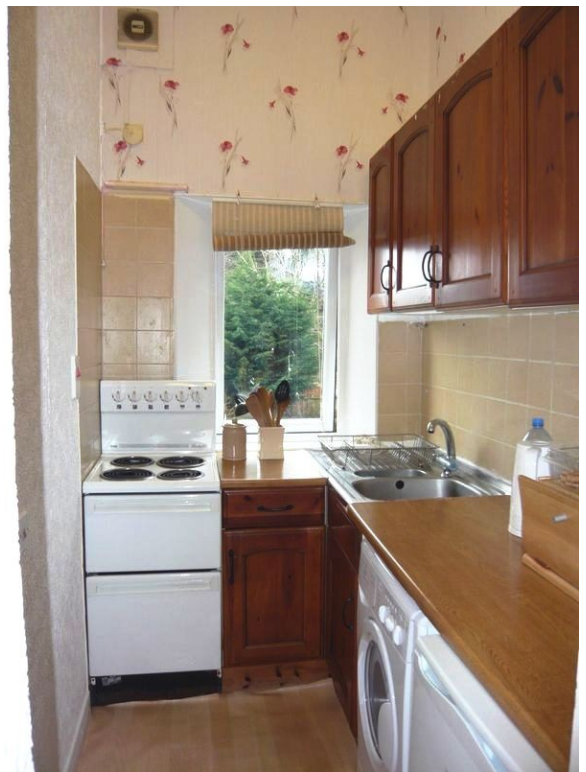
SOLICITORS & NOTARIES



Miller Stewart

ARGYLL & DUNOON ESTATE AGENTS

SOLICITORS & NOTARIES



Miller Stewart

ARGYLL & DUNOON ESTATE AGENTS

SOLICITORS & NOTARIES



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.