



## **Parklea, Lower Flat, 142 Auchamore Road, Dunoon PA23 7LR**



### **Offers in the Region of £129,000**

- ◆ Lower Flat within Detached Dwellinghouse in elevated position in sought after quiet residential area close to Bishop's Glen.
- ◆ Sitting Room, Dining Kitchen, Master Bedroom, Bedroom Two/Dining room, Bathroom and Large Basement.
- ◆ Beautiful decorative order throughout. Many period features retained.
- ◆ Double Glazing. Gas Central Heating.
- ◆ Exclusive Garden Ground. Off-road Parking.
- ◆ Lovely views to hills and to Firth of Clyde and beyond.
- ◆ Early viewing recommended.

**FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:**

**[www.scotland-property-online.com](http://www.scotland-property-online.com)**

**Telephone: 01369 704954**

**Fax: 01369 706758**

**Eve/weekend tel: 0141 574 1545**

**Reported to be the former holiday home of author Robert Louis Stevenson, this charming home boasting a number of retained period features, offers tastefully improved accommodation throughout and really must be viewed early to avoid disappointment.**

**Shared tarmac driveway from Auchamore Road leads to off-road Parking to side and to front of Parklea. From gravelled area immediately to front of property, stone steps with handrail lead up to double glazed front door with courtesy light to side. Front door opens onto Vestibule.**

### **VESTIBULE**

Cornice. Timber panelling to dado height. Coat hooks. Meter cupboard. Tiled floor. Period entrance door formation with attractive etched glazed panelling opens onto Hallway.

### **HALLWAY**

Hallway gives access to Sitting Room, Dining Kitchen, Master Bedroom, Bedroom Two/Dining room and Bathroom. Cornice. Corbels. Ceiling rose. Storage cupboard. Carpet. Overhead light. Radiator.

### **SITTING ROOM** 4.8m x 4.1m (both at widest)

Elegant, bright and spacious Sitting Room with large window to front offering lovely views to hills and to Firth of Clyde and beyond. Fitted wooden venetian window blind. Detailed cornicing. Ceiling rose. Picture rail. Timber fire surround with stone back and tiled hearth. Carpet. Overhead light. Radiator. Note: Gas wood-burner type stove may be available by separate negotiation.

### **DINING KITCHEN** 3.0m x 3.7m

Spacious Dining Kitchen with window incorporating extractor to rear. Fitted wooden venetian window blind. Cornice. Dado rail. Stylish, contemporary wall and floor units with beech effect work surface. Breakfast bar. Tiling behind units. Stainless steel sink with drainer and mixer tap. Gas hob. Built-in electric oven. Plumbed for washing machine. Space for fridge/freezer. Tiled flooring. Five bar halogen strip light fitment. Radiator.

Note: White goods may be available by separate negotiation.

### **MASTER BEDROOM** 4.9m x 4.0m (both at widest)

Bright and airy Master Bedroom with large window to front offering lovely views to hills and to Firth of Clyde and beyond. Fitted wooden venetian window blind. Decorative cornicing. Picture rail. Shelved recess. Fitted mirror wardrobes. Carpet. Overhead light. Radiator.

### **BEDROOM 2/DINING ROOM** 3.0m x 3.7m

Spacious double bedroom with window to rear with storage cupboard under. Cornice. Laminate flooring. Overhead light. Radiator. This room is currently utilised as a Dining Room/Guest Bedroom.

### **BATHROOM** 2.0m x 2.0m (both at widest)

Fully tiled bathroom with opaque window to rear. White suite comprises bath with shower over, W.C. and wash hand basin. Carpet. Two eyeball spotlights. Radiator.

### **LARGE BASEMENT**

Extensive Basement divided into four areas providing ample storage facilities. Wall mounted gas combi-boiler. Power and light.



## **GARDEN GROUND**

Well maintained garden ground lies to front and to both sides of property and is laid mainly to grass bordered by a selection of shrubs. Garden ground to one side incorporates a gravelled drying area and an attractive raised deck providing a tranquil place in which to sit and enjoy the outdoors and stunning views.

## **PARKING**

Off-road parking for several vehicles.

## **ENTRY**

Negotiable.

## **VIEWING**

Strictly by arrangement with the Selling Agents.

## **TRAVEL**

Ferry services are provided by Caledonian MacBrayne from Dunoon Pier with regular sailings to Gourock with train connection to Glasgow Central Station and by Western Ferries Terminal from Hunter's Quay to McInroy's Point providing easy access by car to Glasgow and surrounding areas and to Glasgow Airport approximately one hour's travelling time.

Situated on the Cowal Peninsula, the area can also be reached by road via the A82 from Glasgow.

## **NOTE**

These particulars have been carefully prepared after due enquiry, but are provided as a guide only and measurements are approximate. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

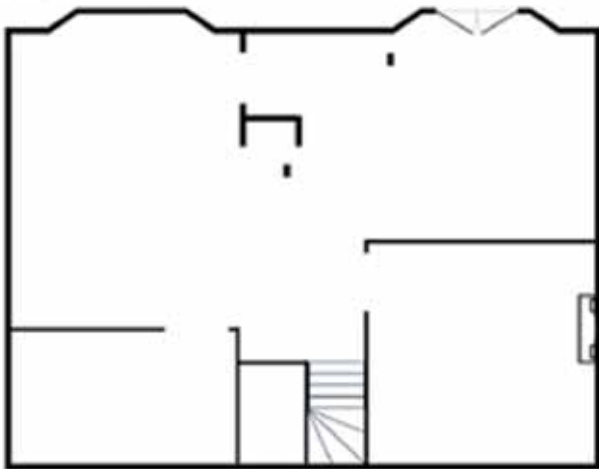
Scotland Property Online is the Estate Agency of Stewart & Bennett, Solicitors, 82 Argyll Street, Dunoon, Argyll PA23 7NJ Tel: 01369 702885 Fax: 01369 706695



GROUND FLOOR



BASEMENT



Floorplan indicative only - not to scale

