

# Scotland Property Online



**ESTATE AGENCY OF STEWART & BENNETT**

**GSPC**  
PROPERTY

**Darach Ban, 46 Clyde Street, Kirn, Dunoon  
PA23 8EQ**



**Offers in the Region of £195,000**

- **Spacious Detached Bungalow set within landscaped garden grounds.**
- **Sitting Room, Dining Room, Study, Kitchen, Utility Room, Master Bedroom with en-suite Shower Room and Store Room, Two further double Bedrooms and Bathroom.**
- **Double Glazing. Gas Central Heating.**
- **Many period features. Immaculate decorative order.**
- **Driveway and Parking for several vehicles. Workshop.**
- **Lovely family home. Viewing highly recommended.**



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

**Telephone: 01369 704954 Fax: 01369 706758**

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

This beautifully presented family home in sought after residential area really must be viewed to be appreciated.

**ENTRANCE VESTIBULE** 1.4m x 0.6

Period tiled floor. Fully tiled walls. Meter cupboard. Period timber and glazed front door gives access to Hallway.

**HALLWAY**

L-shaped Hallway gives access to Sitting Room, Dining Room, Bedroom Two, Bedroom Three and Bathroom. Shelved cupboard. Cornice. Corbels. Carpet. Two overhead lights. Radiator.

**SITTING ROOM** 4.9m x 4.6m (both at widest)

Bright and airy Sitting Room with bay window to front with fitted vertical blinds overlooking front garden. Impressive marble fireplace with tiled back and hearth and electric coal effect fire. Ceiling rose. Cornice. Picture rail. Carpet. Overhead light. Radiator. Door off to Study.

**STUDY** 2.9m x 2.2m (both at widest)

Window to front with fitted vertical blinds overlooking front garden. Built-in work stations and shelving. Loft hatch. Carpet. Two overhead lights. Radiator. Access to Master Bedroom.

**DINING ROOM** 3.8m x 3.4m (both at widest)

Attractive Dining Room with window to rear with fitted vertical blind. Lowered feature ceiling with ceiling rose and rise and fall pendant light. Coving. Cupboard housing combi-boiler with shelving over. Carpet. Overhead light. Radiator with shelf over. Door giving access to Kitchen.

**KITCHEN** 3.7m x 2.4m

Bright galley style Kitchen with windows to sides fitted with roller blinds overlooking back garden. Selection of cream wall and floor units with wood trim incorporating display area and complementary granite effect work surface. Stainless steel sink with mid-bowl, drainer and mixer tap. Gas hob and oven with extractor canopy over. Tiling behind units. Space for fridge. Plumbed for dishwasher. Tiled floor. Four eyeball spotlights. Radiator. Half glazed door with glazed side panel gives access to Utility Room.

**UTILITY ROOM** 1.9m x 1.2m

Windows to rear. Cream wall unit with wood trim. Granite effect work surface with space under for freezer and plumbing for washing machine. Coat hooks. Tiled floor. Overhead light. Door to Back Garden. Note: Kitchen and Utility Room white goods may be available by separate negotiation.

Door from Study opens onto Master Bedroom.

**MASTER BEDROOM WITH STORE ROOM AND EN-SUITE SHOWER ROOM**

Bright Bedroom with window to front and further window to side both with fitted vertical blinds. Carpet. Two overhead lights. Two radiators. Archway to small lobby with airing cupboard, coat hooks, carpet and overhead light gives access to useful Store Room (1.7m x 1.5m) with window to rear, power and light. Door to rear of bedroom opens onto En-suite Shower Room.

**EN-SUITE SHOWER ROOM** 2.4m x 1.8m

Opaque window to rear with fitted roller blind. White suite comprises wash hand basin with vanity cupboards below, bidet and W.C. Fully tiled walls and shower cubicle fitted with electric shower. Built in compartment to store toiletries. Medicine cabinet. Extractor. Coombed ceiling. Laminate flooring.



### BEDROOM 2

3.9m x 3.3m

Bright and spacious double bedroom with windows to front overlooking front garden. Built-in fitted wardrobes. Shelves recess. Laminate flooring. Overhead light. Radiator.

### BEDROOM 3

3.7m x 3.3m

Further spacious double bedroom benefiting from an extensive range of built-in fitted wardrobes and drawers. Cornice. Window to rear offering pleasant views over back garden. Carpet. Overhead light. Radiator.

### BATHROOM

1.7m x 1.6m

Opaque window with roller blind and deep display window sill to rear. White suite comprises W.C., bath with electric shower over and wash hand basin. Folding shower screen. Tiling to dado height. Medicine cabinet. Timber lined ceiling. Loft hatch. Laminate flooring. Two eyeball spotlights. Radiator.

### GARDEN GROUNDS

Darach Ban is set within particularly well maintained and thoughtfully designed garden grounds. Front garden comprises large lawned area bordered by an attractive variety of herbaceous plants, shrubs and trees. Paved and shingle driveway from Clyde Street sweeps up to side and front of property offering ample parking space. Paved pathways lead along both sides of property with timber gates offering access to Back Garden.

Back Garden is fully enclosed and comprises large lawned area bordered by paved pathways and raised beds planted with an array of herbaceous plants, shrubs and trees. Large Patio Area. Several further areas in which to sit and enjoy the garden and outdoors. Raised paved area with Lean-to Greenhouse. Cold frame. Workshop (6.2m x 3.5m at widest) with workbench, power, light and two windows. Shed. Rotary dryer. The property also benefits from a number of exterior lights.

### HOME REPORT

To request a copy of the Home Report please contact GSPC on 0141 574 1545 or via their website [www.gspc.co.uk](http://www.gspc.co.uk). Alternatively, contact Scotland Property Online.

### ENTRY

Negotiable

### VIEWING

Strictly by appointment with the Selling Agents

### TRAVEL

Within walking distance of centre of Kirn Village approximately a mile from Dunoon. Ferry services are provided by Caledonian MacBrayne with regular sailings from Dunoon Pier to Gourock with train connection to Glasgow Central Station and by Western Ferries from Hunter's Quay to McInroy's Point providing easy access by car to Glasgow and the surrounding areas. Situated on the Cowal Peninsula the area can also be accessed by road via the A82 from Glasgow.



From Clyde Street driveway leads to side and to front of Darach Ban offering ample Parking for several vehicles. From Clyde Street pedestrian gate opens onto paved pathway leading through front garden to steps up to storm doors opening onto small Entrance Vestibule.

**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  
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Floorplan indicative only - Not to Scale