



Woodend, 16 Ardenfield Ardentinny



Offers in the Region of £160,000

- **Modern Detached Bungalow located within quiet select development.**
- **Sitting Room/Dining Room, Kitchen, 3 Bedrooms and Bathroom.**
- **Attached Garage. Parking for several vehicles.**
- **Double Glazing. Electric Heating.**
- **Attractive Garden Grounds.**
- **Sought after Village location backing onto the National Park.**

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Spacious Detached Bungalow in quiet select Development within much sought after village. Woodend offers partial views to Loch Long and hills beyond and spacious Garden Grounds backing on to National Park. This property benefits from Double Glazing and Electric Heating.

Accommodation comprises Sitting Room/Dining Room, Kitchen, Three Bedrooms and Bathroom. Garage. Ample Parking for several vehicles.

LOCATION

Ardentinny and its neighbouring villages of Blairmore, Strone and Kilmun offer a number of local amenities including Primary School, Shops, Post Office and Doctors Surgery. The Village Hall in Ardentinnny offers a variety of social functions throughout the year. The area offers a range of outdoor pursuits including fishing, sailing, golf and walking. Ardentinnny is situated within Scotland's first National Park, The Loch Lomond and Trossachs National Park, which opened in July 2002. The western edge of the Park includes the 54,000 acres that form the Argyll Forest Park, one of the quietest areas within the National Park. A few miles away Kilmun Arboretum extends to approximately 180 acres with a wide range of tree specimens from all over the world and offers a variety of walks. Also within the locality is Benmore Botanical Garden, a specialist garden of the Royal Botanic Garden of Edinburgh, stretching over 140 acres with its avenue of Giant Sequoia trees, over 250 specimens of Rhododendrons and formal garden.

The town of Dunoon is only approximately 12 miles away from Ardentinnny and offers further amenities including Supermarkets, Restaurants, Schools, Public Houses, Post Offices, Leisure Centre with Gym and Swimming Pool, Doctors' Surgeries, Cinema and Library.

Ardenfield is accessed from Shore Road with Woodend situated towards the rear. From Development road gravelled driveway leads to Garage and to area to side providing additional parking for several vehicles. Door to side of Woodend opens on to Porch.

PORCH 1.1m x 1.3m

Coat hooks. Carpet. Overhead light. Timber and glass panelled door opens on to Hallway.

HALLWAY

Hallway gives access to Sitting Room/Dining Room, Kitchen, Three Bedrooms and Bathroom. Carpet. Generous size shelved airing housing hot water tank. Two overhead lights. Carpet. Electric storage heater. Hatch to Loft.

SITTING ROOM/DINING ROOM 5.2m x 5.2m (both at widest)

Bright and spacious Sitting Room with windows to front offering partial views to Loch Long and to hills beyond. Fireplace with solid fuel fire. Electric storage heater. Dimplex wall heater. Carpet. Overhead light. This room is sufficiently spacious to allow the incorporation of a Dining Area.



KITCHEN 4.4m x 2.8m (both at widest)

Window to front offers partial views to Loch Long and to hills beyond. Beige wall and floor units with wood effect trim and further wood effect wall unit. Marble effect work surface. Stainless steel sink with drainer, middle bowl and mixer tap. Tiling behind units. Plumbed for washing machine. Connection for electric cooker. Laminate floor covering. Strip light. Dimplex wall heater. Door to Back Garden.



BEDROOM 1 4.0m x 2.9m (both at widest)

Window to rear overlooking Garden and National Park beyond. Built-in mirrored wardrobe. Carpet. Overhead light. Dimplex wall heater.

BEDROOM 2 2.8m x 4.0m (both at widest)

Window to rear overlooking Garden and National Park beyond. Built-in mirrored wardrobe. Carpet. Overhead light. Dimplex wall heater.

BEDROOM 3/STUDY 2.2m x 4.0m (both at widest)

Window to rear overlooking Garden and National Park beyond. Cupboard with hanging rail and shelf. Carpet. Overhead light. Dimplex wall heater.

BATHROOM 2.1m x 1.8m

Opaque window to side. Suite comprises W.C., wash hand basin set in wash stand and bath with shower over. Tiling to walls. Overhead light. Vinyl floor covering. Dimplex wall heater. Medicine cabinet.

GARAGE

Garage to side of Woodend with shelves, power and light. The Garage currently also houses a useful Utility Area.

GARDEN GROUND

Gravelled driveway from Development Road leads to Garage and grass area to side of Woodend. Additional Parking for several vehicles. Paved path to side of driveway provides pedestrian access to steps leading to Entrance Door. Path continues along front and side of property.

Garden Ground to Front laid mainly to grass with borders planted with a selection of trees and shrubs. To the side of the property is a further area of grass. Front Garden offers partial views to Loch Long and hills beyond.

Rear Garden is fully enclosed and laid mainly to gravel with a selection of mature planting. The Rear Garden backs on to the National Park and offers a quiet haven in which to sit and relax and enjoy the surroundings.

TRAVEL

Woodend is located within the village of Ardentiny which is approximately 12 miles from Dunoon. Bus routes operate to and from Dunoon and other more outlying areas.

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 Mclnroy'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.

ENTRY: Negotiable.

VIEWING

Strictly by arrangement with the Selling Agents.

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.



