



Marabulo, 170 -172 Victoria Road, Dunoon



Fixed Price £198,000

- ◆ Substantial Dwellinghouse with attached Upper Flat in popular residential location.
- ◆ Sitting Room, Kitchen, Four Bedrooms and Bathroom in Main House.
- ◆ Upper Flat comprises open plan Kitchen/Living Area, Bedroom and Bathroom.
- ◆ Gas Central Heating. Double Glazing.
- ◆ Ample Parking. Outhouse. Generous Garden Grounds to rear.
- ◆ Partial views to Firth of Clyde and hills beyond.
- ◆ Could suit extended family or buy to let market.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.scotland-property-online.com

Telephone: 01369 704954

Fax: 01369 706758

Eve/weekend tel: 0141 574 1545

Marabulo is conveniently located for all Town Centre amenities, Schools and Ferry Services and offers spacious family accommodation with the added benefit of an attached small Flat.

From Victoria Road pedestrian gate opens on to small courtyard giving access to Main House and Upper Flat with separate Entrance Doors.

MAIN HOUSE

From courtyard Entrance Door opens on to Kitchen.

KITCHEN

Window to side. Blue wall and floor units with chrome effect trim and stone effect work surface. Brown sink with drainer and mixer tap. Plumbed for dishwasher and washing machine. Connection for electric cooker. Coat hooks. Timber lined sloped ceiling. Tiled floor. Partial tiling and timber lining to walls. Heated towel rail. Strip light. Door to Hallway.

HALLWAY

Hallway gives access to Sitting Room, Three Bedrooms and Bathroom. Hatch to Loft. Dado rail. Shelved cupboard with storage above. Further cupboard housing fuse boxes. Door giving access to side Garden and additional pedestrian entrance from Victoria Road. Carpet. Two overhead lights. Radiator. Carpeted stairs lead to Bedroom Four/Study.

SITTING ROOM 5.4m x 3.1m (both at widest)

Bright Sitting Room with large picture window to rear offering views over garden and rooftops to Firth of Clyde and hills beyond. Overhead fan light and three wall lights fittings. Carpet. Radiator.

BEDROOM 1 2.7m x 4.4m (both at widest)

Window to rear offering views over garden and rooftops to Firth of Clyde and hills beyond. Overhead light. Carpet. Radiator.

BEDROOM 2 3.6m x 2.7m

Window to side. Extensive built-in wardrobes with sliding doors and cupboard above. Two overhead lights. Laminate flooring. Radiator.

BEDROOM 3 3.7m x 3.0m (both at widest)

Window to rear offering views over garden and rooftops to Firth of Clyde and hills beyond. Built-in wardrobe with hanging rail and shelf. Under-stairs cupboard. Overhead light. Carpet. Radiator.

BATHROOM 2.0m x 3.4m (both at widest)

Opaque window to rear. Corner bath with shower over, wash hand basin and W.C. Medicine cabinet. Timber lined ceiling. Partial timber lining and tiling to walls. Small cupboard. Laminate flooring. Four recessed spotlights. Heated towel rail.

Carpeted stairs with glazed panel to front, two overhead lights and dado rail lead to Bedroom 4/Study.

BEDROOM 4/STUDY 3.8m x 2.3m (both at widest)

Window to rear offering lovely views over rooftops to Firth of Clyde and hills beyond. Built-in wardrobe. Large storage cupboard. Coombed ceiling. Laminate flooring. Overhead light. Radiator.



UPPER FLAT

From courtyard Front Door opens onto covered stone staircase leading up to Entrance Door. Wall mounted central heating boiler. Two overhead lights. Entrance Door gives access to Hallway.

HALLWAY

Hallway gives access to Open plan Kitchen/Living Room, Bedroom and Bathroom. Window to front. Storage cupboard. Further shelved cupboard. Carpet. Overhead light.

OPEN PLAN KITCHEN/LIVING ROOM 4.4m x 2.9m

Window to rear offering views over rooftops to Firth of Clyde and beyond. Blue floor units with wood effect work surface. Stainless steel sink with drainer and mixer tap. Connection for electric cooker. Plumbed for washing machine. Coombed ceiling. Two overhead lights. Vinyl floor covering in kitchen area. Carpet in living area. Radiator.

BEDROOM 4.3m x 3.3m

Window to rear again offering views over rooftops to Firth of Clyde and to hills beyond. Coombed ceiling. Carpet. Overhead light. Radiator.

BATHROOM 2.0m x 1.3m

Opaque window to rear. White suite comprising W.C., wash hand basin and bath. Partial tiling. Coombed ceiling. Extractor. Vinyl floor tiles.

GARDEN GROUND

Small courtyard area to front with stone Outbuilding with power and light. Vehicular access from Victoria Road to side leads to extensive Parking Area.

Good sized terraced garden ground to rear is laid mainly to grass incorporating several trees and shrubs. Drying Green. Timber shed.



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.

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

NOTE

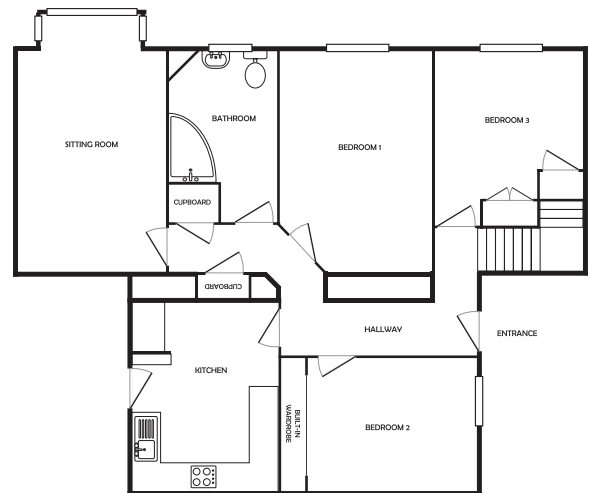
These particulars have been carefully prepared after due enquiry, but are provided as a guide only and measurements are approximate. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement,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



FIRST FLOOR

