

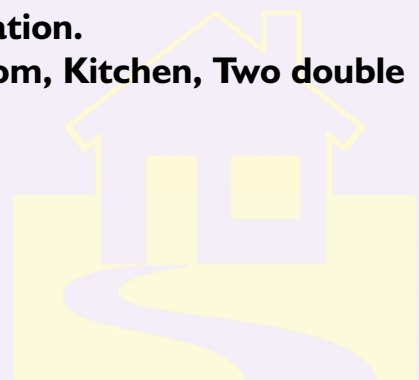


2 Nursery Cottages, Kilmun, by Dunoon PA23 8SE



Offers in the Region of £175,000

- **Detached Bungalow** in much sought after village location.
- **Accommodation** comprises Sitting Room, Dining Room, Kitchen, Two double Bedrooms and Bathroom.
- **Double Glazing. Electric Heating.**
- **Generous Garden Grounds.**
- **Shared Parking Area** to rear.
- **Stunning River Eachaig** and hill views.
- **Viewing to appreciate setting** highly recommended.



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Appealing detached bungalow situated in scenic location with large picture windows taking advantage of the wonderful views. A viewing appointment to appreciate the setting of this property is highly recommended.

From Shore Road access road leads to shared parking area to rear of Nursery Cottages. Gate opens onto steps with handrail leading down to path running alongside property to steps with handrail up to front door. Alternatively, access can be taken via path to steps up to back door opening directly into Kitchen.

Double glazed front door opens onto Vestibule.

VESTIBULE

1.3m x 0.8

Timber flooring. Recessed halogen spotlight. Timber and opaque glazed entrance door opens onto Hallway.

HALLWAY

Hallway gives access to Sitting Room, Kitchen, Bedrooms and Bathroom. Shelves hall cupboard. Walk-in storage cupboard also housing consumer unit. Loft hatch. Coving. Dimplex storage heater.

Timber door with feature glazed side panel gives access to Sitting Room.

SITTING ROOM

5.9m x 3.2m

Bright and spacious Sitting Room with window and two picture windows to front. offering wonderful views to River Eachaig and hills beyond. Coving. Two overhead light. Dimplex storage heater. Double doors give access to Dining Room.

DINING ROOM

3.6m x 3.1m

Large window and glazed panels to rear offering pleasant woodland views. Coving. Overhead light. Dimplex storage heater. Door giving access to Kitchen.

KITCHEN

3.6m x 3.0m

Window to rear. Door to Back Garden. Access to Hallway. Contemporary cream wall and floor units with stone effect work surface. Stainless steel sink, drainer and mixer tap. Partial tiling. Coving. Tiled effect laminate flooring. Overhead light. Dimplex storage heater.

BEDROOM 1

4.0m x 3.2m

Bright and spacious double bedroom with window and glazed panel to front offering outstanding views to River Eachaig and beyond. Built-in wardrobe. Shelves recess. Carpet. Recessed spotlight. Dimplex panel heater.

BEDROOM 2

4.0m x 3.0m

Further double bedroom with window and glazed panel to rear offering pleasant woodland views. Built-in wardrobe. Coving. Recessed halogen spotlight. Dimplex panel heater.

BATHROOM

1.6m x 1.8m

Opaque window to rear. White suite comprises wash hand basin and bath with shower over. Tiling to around bath. Overhead light. Wall mounted Dimplex fan heater.

GARDEN GROUND

From Shore Road access road leads to rear of 2 Nursery Cottag-



es where there is shared Parking available. From here gate opens onto Back Garden with steps down to path leading alongside property to steps up to front door. Alternatively pathway may be taken to steps up to back door giving access to Kitchen. Mature Garden Grounds are attractively laid out and well maintained. Front Garden is extensive and laid mainly to grass incorporating herbaceous planting. A paved area immediately to the front of property provides an ideal spot in which to sit and enjoy the wonderful scenery. Side Garden Ground is laid to grass incorporating a timber shed and rotary dryer. Back Garden comprises grassy bank incorporating several mature shrubs. Beyond the shared Parking Area lies a further area of Garden Ground laid to grass. Outside tap. Courtesy lighting installed to front and to rear of property.

PARKING

Kilmun and its neighbouring villages of Rashfield, Blairmore and Strone offer a number of local amenities including Primary School, Shops, Post Office, Doctors' Surgery, Coffee Shop and Gallery. The area offers a range of outdoor pursuits including fishing, sailing, golf and walking. Close by is Kilmun Arboretum which extends to approximately 180 acres with a wide range of tree specimens from all over the world and offers a variety of walks. Only a few miles away is Benmore Botanical Garden, a specialist garden of the Royal Botanic Garden of Edinburgh, stretching over 140 acres with its avenue of Giant Redwood trees, over 250 specimens of Rhododendrons and formal Garden.

The town of Dunoon is only approximately 6 miles away and offers further amenities including Supermarkets, Restaurants, Schools, Public Houses, Post Office, Leisure Centre with gym and swimming pool, Doctors' Surgeries and Library.

ENTRY

Negotiable

VIEWING

Strictly by arrangement with 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.

TRAVEL

Kilmun is on a bus route that operates to and from Dunoon and other more outlying Areas.

Only a few miles away there is Western Ferries terminal with regular sailings to McInroy's Point. Glasgow is approximately 45 minutes drive away which makes for easy commuting to Glasgow and the surrounding areas from Kilmun.

Caledonian MacBrayne operates from Dunoon Pier with regular sailings to Gourock with a train connection to Glasgow Central Station.

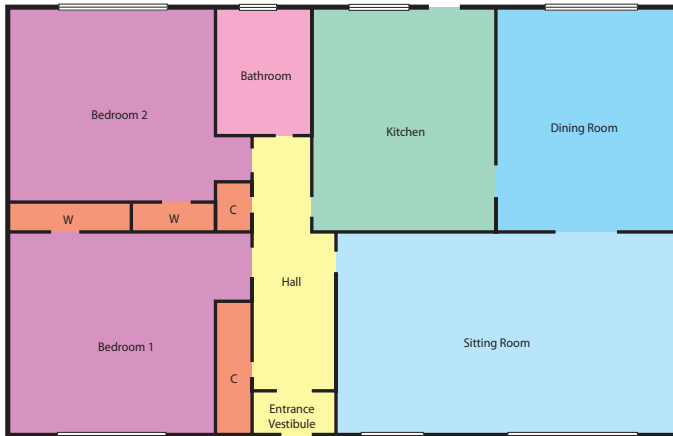
NOTE

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.

Scotland Property Online is the Estate Agency of Stewart & Bennett, Solicitors, 82 Argyll Street, Dunoon, Argyll PA23 7NJ
Tel: 01369 704954 Fax: 01369 706695



Floor plans are indicative only - not to scale.

