

Scotland Property Online



ESTATE AGENCY OF STEWART & BENNETT

GSPC
PROPERTY

2 Swedish Houses, Loch Eck,

By Dunoon PA23 8SG



Offers In the Region of £140,000

- **Semi-detached Villa situated in rarely available location across from Loch Eck with truly stunning views.**
- **Sitting Room, Kitchen, Three Bedrooms, Bathroom and Store Room.**
- **Double Glazing. LPG Central Heating.**
- **Well presented. Open fireplace.**
- **Garden grounds.**
- **Early viewing recommended.**



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Semi-detached family home located only a stones throw from the shores of Loch Eck with truly stunning views whilst backing onto woodland to the rear. An early viewing opportunity is not to be missed.

Pedestrian access may be taken from front with steps up to pathway leading through Front Garden to four steps with handrail rising to double glazed front door opening onto Breakfasting Kitchen.

BREAKFASTING KITCHEN 2.6m x 3.8m

Window to front offering outstanding views to Loch Eck and beyond and to rear overlooking Back Garden. Timber effect wall and floor units with complimentary work surface. Breakfast bar. Stainless steel sink with drainer and mixer tap. Electric cooker. Washing machine, tumble dryer, fridge and freezer. Vinyl floor covering. Four bar halogen light fitting. Radiator. Wall mounted boiler. Hatch to loft space above. Archway leading to Hallway.



HALLWAY

Hallway gives access to Sitting Room and Store Room. Window to front offering outstanding views to Loch Eck and hills beyond. Vinyl floor covering. Overhead light. Radiator.



STORE ROOM

Generous Store Room with small window to side. Two shelved areas. Coat hooks. Vinyl floor covering. Two Overhead lights. Radiator.

SITTING ROOM 4.9m x 3.4m (both at widest)

Sitting Room can be accessed either from the Hallway or from the Rear Hallway. A feature of this room is the fireplace and stunning views over Loch Eck and hills beyond. Carpet. Radiator. Door giving access to Rear Hallway.



REAR HALLWAY

Rear Hallway can be accessed via Sitting Room or Back Door. Doors off to Bedroom One and to Bathroom. Cloaks hanging cupboard. Meter cupboard. Laminate flooring. Overhead light. Carpeted stairs with handrail rising to first floor.

BEDROOM 1 3.3m x 3.2m (both at widest)

Window to rear. Fireplace. Carpet. Overhead light. Radiator.

BATHROOM 1.7m x 2.3m

Opaque window to side. White suite comprises W.C., wash hand basin and bath with shower over. Tongue and groove panelling to front of bath. Partial tiling to walls around bath and behind wash hand basin. Overhead light. Vinyl floor covering. Radiator.

Carpeted stairs from Lower Hallway lead to Upper Hallway.

BEDROOM 2 3.6m x 4.2m (both at widest)

Double bedroom with window to front offering outstanding views over Loch Eck and hills beyond. Broad window seat with storage below. Partial combed ceiling. Carpet. Overhead light. Radiator.



BEDROOM 3 3.4m x 4.9m (both at widest)

Window to rear offers views to hills. Broad window seat with storage below. Carpet. Overhead light. Radiator.



GARDEN GROUND

Path from Road leads to gate opening on to Front Garden. Path continues to side and rear of property. Front Garden contains paved and gravelled areas with a selection of mature trees and shrubs. Some borders with planting. Patio area provides spot to relax and enjoy the outstanding views over Loch Eck and to hills beyond. Path to side leads to timber outhouses then continues on to Back Garden. Laid mainly to grass with a variety of mature shrubs with farmland and woodland behind. Back Garden also incorporates a Drying Green and a Paved Area provides an ideal space for barbecues and in which to relax and enjoy the outdoors. Views to Loch Eck.

LOCATION

2 Swedish Houses is situated on the A815 to the side of Loch Eck only approximately 6.5 miles from Rashfield with a Filling Station incorporating well stocked grocery store catering for most needs or 7.5 miles from Strachur Filling Station. There are also Post Offices with General Store and Primary Schools at Strone and Strachur. The town of Dunoon, approximately 10 miles from Swedish Houses, offers a wide variety of local amenities including Doctors' Surgeries, Hospital, Supermarkets, Post Office, Restaurants, Primary and Secondary Schools, Leisure Centre and Library. This property is also on a bus route that operates to and from Dunoon and other more outlying areas.

ENTRY

Negotiable

VIEWING

Strictly by appointment with the Selling Agents

TRAVEL

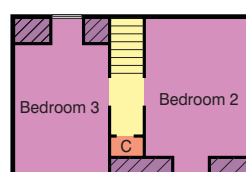
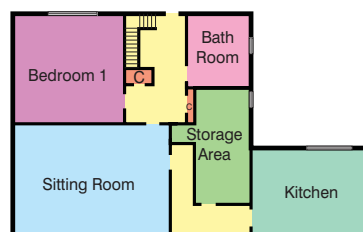
Ferry services are provided by Western Ferries from Hunter's Quay to McInroy's Point offering easy access by car to Glasgow and surrounding areas. Glasgow Airport can be reached in approximately one hour's travelling time. Caledonian MacBrayne Ferries operate from Dunoon Pier with regular sailings to Gourock and train connection to Glasgow Central Station. 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: 01 369 704954 Fax: 01 369 706695



Floor plans are indicative only - not to scale.

