



3 Gerhallow, Bullwood Road, Dunoon, PA23 7QB



Offers in the Region of £194,000

- ◆ Superior Upper Apartment benefiting from stunning panoramic views over Firth of Clyde and beyond.
- ◆ Sitting Room, Dining Room, Kitchen, Master Bedroom with En-suite Shower Room, further double Bedroom and Bathroom. Wrap around Balcony.
- ◆ Double Glazing. Gas Central Heating.
- ◆ Tasteful high quality fittings and finishes throughout.
- ◆ Communal Garden Grounds. Exclusive clothes Drying Area.
- ◆ Allocated Parking. Walk-in exterior store.
- ◆ Beautiful home presented to the market in immaculate order.

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This stunning apartment offers bright and airy accommodation finished to a high specification throughout. In an elevated position offering truly outstanding views, 3 Gerhallow really must be seen to be fully appreciated.

From Bullwood Road development road leads to rear of Gerhallow and allocated parking space. Secure entry system gives access to airy entrance area. Staircase rises to first floor to attractive entrance door located on the left hand side.

HALLWAY

L-shaped Hallway gives access to Sitting Room, Dining Room, Kitchen, both Bedrooms and Bathroom. Secure telephone entry system. Coving. Hatch to private loft. Generous shelved cupboard also housing boiler. Carpet. Three overhead lights. Radiator.

SITTING ROOM 5.0M X 4.2M (BOTH AT WIDEST)

Full height picture windows to front offering outstanding views across Firth of Clyde and beyond. Generously proportioned, bright and airy sitting room with double glazed door to side opening on to covered Balcony offering an idyllic area in which to sit and enjoy the outdoors and panoramic views. Coving. Three double wall light fittings. Carpet. Radiator.

KITCHEN 3.4M X 2.6M

Windows to front offering outstanding views across Firth of Clyde and beyond. Tastefully appointed kitchen comprises beech effect wall and floor units incorporating display areas and under cabinet lighting. Complementary stone effect work surface with brushed steel splash back. Stainless steel sink with mid-bowl, drainer and mixer tap. Halogen hob with extractor hood over. Double electric oven. Integrated dishwasher, washer/dryer and fridge/freezer. Tiling behind units. Coving. Laminate floor covering. Two overhead lights. Radiator.

DINING ROOM 3.4M X 2.7M

Window to side and double glazed door to front, opening onto covered Balcony, offer outstanding views across Firth of Clyde and beyond. Coving. Carpet. Overhead light. Radiator.

MASTER BEDROOM 4.7M X 4.2M (BOTH AT WIDEST)

Window to front offering stunning views across Firth of Clyde and beyond with further windows to rear. Coving. Mirrored wardrobes. Carpet. Overhead light. Radiator. Door to En-suite Shower Room.

EN-SUITE SHOWER ROOM 3.2M X 1.2M

White suite comprises W.C. and wash hand basin set in beech effect vanity units. Tiling behind wash hand basin. Generous fully tiled shower cubicle. Opaque Velux window to rear. Vinyl floor covering. Overhead light. Heated towel rail. Extractor.

BEDROOM 2 3.8M X 2.8M

Windows to rear. Coving. Generous storage cupboard with hanging rail, shelf and light. Carpet. Overhead light. Radiator.

BATHROOM 3.2M X 1.6M

White suite comprises W.C. and wash hand basin set in beech effect vanity units and bath with shower over. Tiling around bath and wash hand basin. Opaque Velux window to rear. Vinyl floor covering. Overhead light. Heated ladder towel rail.

GARDEN GROUND

Landscaped communal garden grounds offer outstanding views over Firth of Clyde and beyond. Exclusive drying green. External walk-in store. Shared exterior power points and garden tap/hose.



PARKING

Allocated parking space and shared "visitors" space.

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.

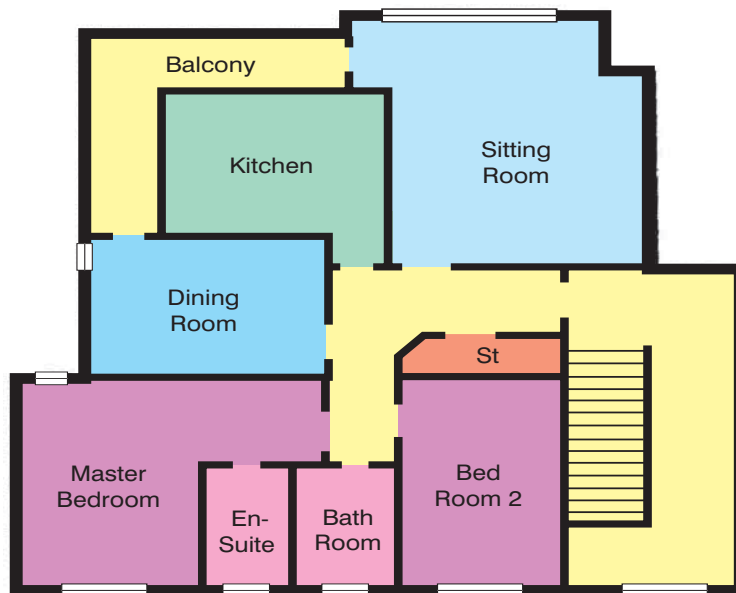
NOTE

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





Floor plans are indicative only - not to scale.