



4 Dunloskin View, Kirn, Dunoon, PA23 8HW



In the Region of £225,000

- Prestigious modern Detached Villa within small select development conveniently located for Schools and Town Centre amenities.
- Open-plan style Sitting Room, Dining Room and Kitchen, Utility Room, Master Bedroom with en-suite Shower Room, Three further Bedrooms, Family Bathroom and Cloakroom.
- Double Glazing. Gas Central Heating.
- Beautifully presented and in immaculate order throughout.
- Landscaped Garden Grounds.
- Integral Garage and mono-bloc Parking Area. Basement.
- Balcony offering hill views.
- Superb family home. Viewing highly recommended.

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Prestigious bright and airy property located in small select Development offering ideal family accommodation. Viewing of this fine home is highly recommended.

Mono-bloc Parking Area to front leads to covered entrance with courtesy light. Double glazed front door inset with attractive leaded light glazed panel opens onto Lower Hallway.

LOWER HALLWAY

Lower Hallway gives access to Sitting Room and to Kitchen. Under-stairs storage cupboard with light also housing consumer unit. Smoke alarm. Carpet. Overhead light. Radiator. Carpeted stairs rise to Upper Hallway.

SITTING ROOM

4.7m x 3.5m

Sitting Room with windows to front. Coving. Telephone and TV points. Carpet. Overhead light and three wall lights. Radiator. Archway to Dining Room.

DINING ROOM OPEN PLAN WITH KITCHEN

6.4 m x 3.0m

Dining Room may be accessed from either Kitchen or by archway from Sitting Room. French doors to rear open on to Balcony offering hill views. Coving. Vinyl tiled floor covering. Four spotlight fitting. Radiator. Breakfast bar provides an informal division between Dining Room and Kitchen.

Kitchen may be accessed from Lower Hallway, Dining Room or Utility Room. Windows to rear offering hill views. Selection of attractive beech effect wall and floor units with complementary work surface. Under-cabinet lighting illuminating work surfaces. Tiling behind units. Stainless steel sink with mid-bowl, drainer and mixer tap. Gas hob. Electric double oven with concealed extractor over. Integrated dishwasher, fridge and freezer. Coving. Telephone and TV points. Vinyl tiled floor covering. Six halogen down-lighters. Doors to Lower Hallway and Utility Room.

UTILITY ROOM

1.8m x 1.8m

Beech effect wall and floor units with complementary work surface. Under-cabinet lighting. Plumbed for washing machine. Coving. Coat hooks. Extractor. Vinyl tiled floor covering. Overhead light. Radiator. Door giving access to Cloakroom. Back door giving access to Balcony.

CLOAKROOM

2.1m x 1.1m

Opaque window to side. White suite comprising W.C. and wash hand basin. Tiling behind wash hand basin. Medicine cabinet. Vanity mirror. Extractor. Overhead light. Vinyl tiled floor covering.

From Lower Hallway, attractive carpeted staircase leads up to Upper Hallway.

UPPER HALLWAY

Upper Hallway gives access to Bedroom One, Bedroom Two, Bedroom Three/Box Room, Bedroom Four and Family Bathroom. Coving. Smoke alarm. Shelved cupboard. Hatch to Loft, equipped with power and light. Carpet. Overhead light.

MASTER BEDROOM

4.5m x 3.4m

Bright and spacious Bedroom with window to front. Coving. Beech effect fitted wardrobe suite with opaque glazed decorative panels. Telephone and TV points. Carpet. Overhead light. Radiator. Door giving access to En-suite Shower Room.

EN-SUITE SHOWER ROOM

2.1m x 1.8m

Opaque window to front. White suite comprises fully tiled shower cubicle with mains pressure thermostatic mixer shower, W.C. and wash hand basin set in vanity unit. Tiling to dado height. Vanity mirror with light over. Shaver socket. Glass shelf. Extractor. Tiled floor. Overhead light. Ladder style heated towel rail.

BEDROOM 2

3.4m x 3.4m

Double bedroom with windows to rear offering hill views. Coving. Telephone and TV points. Carpet. Overhead light. Radiator.

BEDROOM 3 / BOX ROOM

2.7m x 1.9m

Single bedroom with window to rear offering hill views. Coving. Telephone and TV points. Carpet. Overhead light. Radiator.



BEDROOM 4

3.3m x 3.0m

Double bedroom with windows to front. Coving. Built-in mirrored wardrobes also housing Megaflow pressurised hot water storage cylinder. Telephone and TV points. Carpet. Overhead light. Radiator.

FAMILY BATHROOM

2.8m x 2.3m

Opaque window to rear. White bathroom suite comprises bath, fully tiled shower cubicle with electric shower, W.C. and wash hand basin. White wall and floor units with complementary top provide stylish and practical storage. Vanity mirror. Tiling behind units. Tiled floor covering. Extractor. Overhead light. Ladder style heated towel rail.

BASEMENT

8.4m x 2.9m

Door to side of property gives access to Basement with window to rear overlooking rear garden and hills beyond. TV point. Two telephone points. Carpet. Two overhead lights.

GARAGE

Integral Garage to front with up and over door. Overhead light. Power sockets. Coat hooks. Boiler.

GARDEN GROUND

From Ardenslate Road mono blocked development road leads to mono blocked parking area to front of Garage providing both vehicular and pedestrian access. Front Garden is laid mainly to grass.

Path leads along side property to steps with attractive banister and courtesy light over, leading down to gate opening on to Rear Garden. Door giving access to Basement. Rear Garden is fully enclosed and has been imaginatively designed to provide a number of "garden rooms" within its terraces. Immediately to rear of property, spacious level tier laid mainly to gravel with timber banister around provides access to steps leading up to Balcony, with a sheltered area to sit underneath, a Drying Green and a generous Patio Area. The Balcony itself is of generous proportions and provides an elevated view over the rear garden and hills beyond offering a lovely area for al-fresco dining and entertaining. Exterior wall lights illuminate the Balcony Area. Steps lead down to next level again laid mainly to gravel with beds on either side planted with an attractive selection of plants and shrubs. Timber edged steps fall on either side of a further level area currently housing a large trampoline. Further area beyond is laid mainly to grass and incorporates a Children's play area cushioned by bark chippings and featuring a tree house.

ENTRY

Negotiable

VIEWING

Strictly by arrangement with the Selling Agents.

TRAVEL

Dunloskin View is accessed via Ardenslate Road, Kirn and is signposted. There is a local bus route nearby. This property is conveniently located for Primary and Secondary Schools as well as wider Town amenities.

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 and to Glasgow Airport approximately one hour's travelling time. Situated on the Cowal Peninsula, the area can also be reached by road via the A82 from Glasgow.



