



Avondale, Knockamillie Terrace, Innellan, By Dunoon, PA23 7SZ



Offers in the Region of £270,000

- ◆ **Substantial Dwellinghouse in elevated position benefiting from outstanding views over Firth of Clyde and beyond.**
- ◆ **Accommodation on Lower Floor comprises Sitting Room, Dining Room, Dining Kitchen, Utility Room and plumbed Cloakroom. Master Bedroom with en-suite Bathroom, Two further Bedrooms and Family Bathroom on Upper Floor.**
- ◆ **Gas Central Heating. Double Glazing.**
- ◆ **Many traditional features.**
- ◆ **Generous mature Garden Grounds.**
- ◆ **Sought after village location.**

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Innellan, approximately four miles from Dunoon, is a picturesque village and has a number of local amenities including Primary School, Sub Post Office and General Store and Public House. For those interested in leisure pursuits there is a local Tennis and Bowling Club. Innellan also has its own nine hole Golf Course and Pony Trekking Centre.

Dunoon Town Centre offers a wider variety of amenities including Supermarkets, Restaurants, Post Offices, Schools, Library, Doctors' Surgeries, Public Houses, Cinema and Leisure Centre including Swimming Pool and Gym. A regular Bus Service runs between Dunoon and Innellan.

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

Western Ferries operates from Hunter's Quay with regular sailings to McInroy's Point providing easy commuting by car to Glasgow and surrounding areas.

From Knockamillie Terrace, pedestrian gate opens onto steps rising to pathway leading to covered entrance featuring stained glass panels. Storm doors open onto Vestibule

VESTIBULE

Small Vestibule with carpet and attractive timber door inset with stained glass panels gives access to Lower Hallway.

LOWER HALLWAY

L-shaped Lower Hallway gives access to Sitting Room, Dining Room, Dining Kitchen and Cloakroom. Corbels. Cornice. Understairs cupboard. Carpet. Overhead light. Radiator. Coat hooks. Carpeted stairs with large glazed panel over and part period balustrade rises to Upper Hallway.

SITTING ROOM 6.1M X 4.3M (BOTH AT WIDEST)

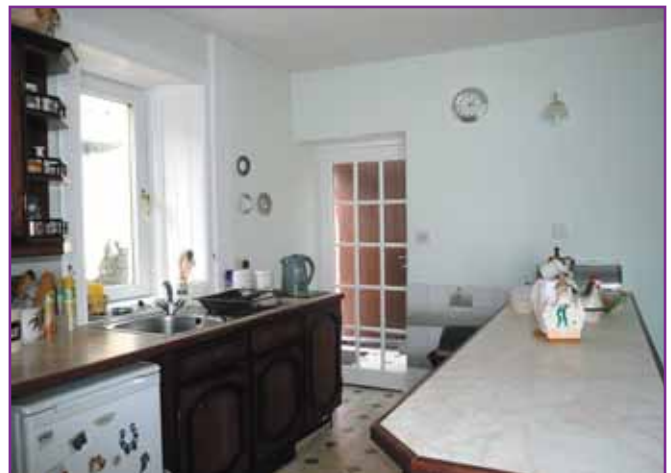
Bay window to front offering outstanding views to Firth of Clyde and beyond. Shelved alcove. Picture rail. Cornice. Ceiling rose. Ornate timber fire surround with marble hearth and back. Gas fire. Carpet. Overhead light. Two radiators.

DINING ROOM 4.9M X 4.3M (BOTH AT WIDEST)

Bay window to front offering outstanding views to Firth of Clyde and beyond. Shelved alcove. Picture rail. Cornice. Ceiling rose. Gas fire with timber surround and marble back and hearth. Carpet. Overhead light. Radiator.

DINING KITCHEN 4.4M X 4.3M

Windows to rear and side. Attractive wall and floor units with marble effect work surface with wood effect trim. Tiling to walls behind units. Stainless steel sink, drainer and mixer tap. Slot-in gas cooker. Two Radiators. Vinyl floor covering in Kitchen Area. Five recessed spot lights. Wall light. Door to Utility Room. Large breakfast bar incorporating floor units provides additional storage and forms an informal division between Kitchen and Dining Areas. Carpet in Dining Area. Timber fireplace with marble hearth and back housing gas fire.



UTILITY ROOM 4.2M X 1.9M

Window to front offering partial view to Firth of Clyde. Selection of white wall and floor units with coordinating work surface. Tiling behind units. Stainless steel sink, drainer and mixer tap. Plumbed for washing machine. Vented for tumble drier. Vinyl floor covering. Strip light. Door to Back Garden. Further door to Dining Kitchen.

CLOAKROOM 2.5M X 1.3M

Opaque window to side. Cornice. White W.C. and wash hand basin. Floor tiles. Overhead light. Radiator. Vanity mirror. Towel rail.

Carpeted stairs with attractive balustrade lead to bright and spacious Upper Hallway with feature stained glass window.

UPPER HALLWAY

Cornice. Carpet. Overhead light. Radiator. Velux window. Hatch to Loft. Airing cupboard. Upper Hallway gives access to Master Bedroom, Bedroom Two, Bedroom Three and Bathroom.

MASTER BEDROOM 4.9M X 4.3M

Window to front offering outstanding views to Firth of Clyde and beyond. Cornice. Partial coombed ceiling. Fitted wardrobes and cupboards. Most attractive period tiled fireplace with timber surround. Carpet. Overhead light. Two wall lights. Radiator. Door to En-suite Bathroom.

EN-SUITE BATHROOM 2.4M X 1.9M

Bright Bathroom with white suite comprising bath, wash hand basin and W.C. Velux window to front. Tiling to dado height. Coving. Coombed ceiling. Overhead light. Radiator. Radiator. Wall mounted heater.

BEDROOM 2 4.8M X 3.8M (BOTH AT WIDEST)

Window to front offering outstanding views to Firth of Clyde and beyond. Period fireplace with timber surround. Partial coombed ceiling. Carpet. Overhead light. Two wall lights. Radiator.

BEDROOM 3 3.3M X 2.4M

Window to rear overlooking rear garden grounds. Partially coombed ceiling. Fitted wardrobes with louvre doors. Carpet. Overhead light. Radiator.

FAMILY BATHROOM 1.8M X 3.4M

Bright and spacious Family Bathroom with white suite comprising bath with shower attachment, wash hand basin and W.C. Separate tiled shower cubicle. Tiling to dado height. Opaque window to rear. Partially coombed ceiling. Tiled floor. Overhead light. Radiator.

GARDEN GROUND

Enclosed garden grounds comprise level and sloped areas laid mainly to grass interspersed with a variety of herbaceous planting. The views to the Firth of Clyde and beyond afforded from the front of Avondale are outstanding.

From front garden, path continues along side property to back garden and to back door giving access to Utility Room. Immediately to rear of property, paved Patio Area offers a tranquil spot in which to relax and enjoy the outdoors. Steps lead up to substantial level area of garden ground laid mainly to grass divided by hedging to the rear. Garden ground beyond hedging is again laid mainly to grass with large timber shed. Pedestrian gate opens onto Knockamillie Road. From here, Innellan Golf Course is only a few minutes walk away. The rear garden grounds offer further outstanding views to the Firth of Clyde and beyond.



ENTRY

Negotiable.

VIEWING

Strictly by arrangement with the Selling Agents.

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.