



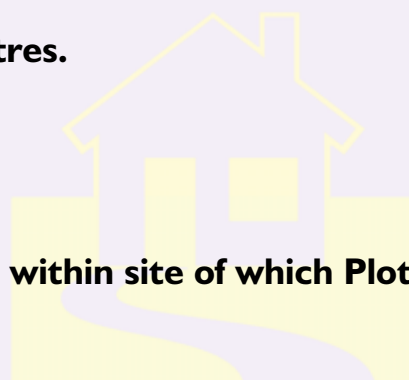
**Plot I, Cromlech Road, Ardnadam**

**PA23 8FH**



**Offers in the Region of £75,000**

- **Building Plot** extending to approximately 656 sq metres.
- **Level site** with services nearby.
- **Partial views** to hills and to the Holy Loch.
- **Approximately 800m** from Holy Loch Marina.
- **Lapsed OPP** dated 19/10/1999 for erection of houses within site of which Plot forms part.



**FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:**

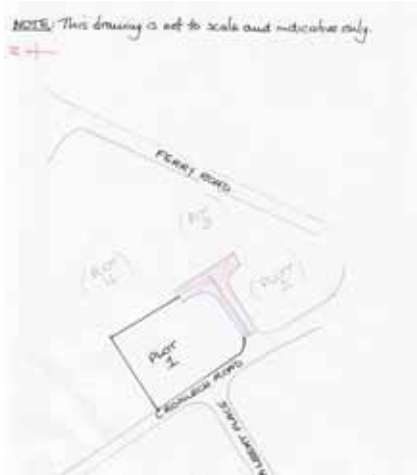
**[www.scotland-property-online.com](http://www.scotland-property-online.com)**

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**Eve/weekend tel: 0141 574 1545**

From Cromlech Road shared driveway gives access to four plots. This is a level plot with services nearby.

The site is situated within a few minutes walk of the shore front and is also conveniently located for easy access to Sandbank Village. Dunoon Town Centre has a wider range of amenities including Supermarkets, Restaurants, Schools, Library, Public Houses, Doctors' Surgeries and Leisure Centre with Swimming Pool and Gym.



#### ENTRY

Negotiable

#### VIEWING

Strictly by appointment 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.

#### DIRECTIONS

From Shore Road turn up Ferry Road taking the first right into Cromlech Road. Plot 1 is located immediately after the new build house on the right hand side.

#### 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 704954 Fax: 01369 706695