



Blackton Cottage, 88 Queen Street, Dunoon PA23 8AY



Offers in the Region of £170,000

- ◆ **Detached Dwellinghouse conveniently located for all amenities.**
- ◆ **Sitting Room, Dining Room, Breakfasting Kitchen, Master Bedroom and Bathroom on Lower Floor with Three further Bedrooms on Upper Floor.**
- ◆ **Some period features retained.**
- ◆ **Gas Central Heating. Double Glazing.**
- ◆ **Ample Off-road Parking.**
- ◆ **Generous Garden Ground to rear. Metal Garden Shed.**
- ◆ **Spacious Family Home.**

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Blackton Cottage offers well presented and spacious family accommodation along with large rear garden and ample off-road parking.

From Queen Street pedestrian gate opens onto large gravelled parking area leading to steps up to double glazed front door with courtesy lights either side.

LOWER HALLWAY

Spacious Lower Hallway provides access to Dining Room, Master Bedroom and Bathroom. Cornice. Ceiling rose. Corbels. Timber panelling to dado rail. Meter cupboard. Tiled flooring. Overhead light. Concealed radiator. Carpeted stairs rise to Upper Hallway.

SITTING ROOM 6.2M X 3.4M

Generously sized Sitting Room with picture window to front and further window to rear. Feature inset modern gas fire. Carpet. Recessed halogen spotlights. Radiator. Access to Breakfasting Kitchen.

BREAKFASTING KITCHEN 3.4M X 3.3M

Window to rear overlooking Back Garden. Modern beech effect wall and floor units with complementary work surface and tiling behind. One and a half bowl stainless steel sink with drainer and mixer tap. Gas hob with stainless steel cooker hood and splash back. Electric double oven. Plumbed for dishwasher. Timber lined walls to dado height. Tiled floor. Recessed halogen spotlights. Radiator.

DINING ROOM 3.8M X 3.3M

Spacious Dining Room with archway through to Breakfasting Kitchen. Window to front. Cornice. Ceiling rose. Cupboard. Laminate flooring. Overhead light. Radiator.

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

Bright and spacious Master Bedroom with bay window to front. Laminate flooring. Overhead light. Radiator.

BATHROOM 3.4M X 3.0M

Amplly sized Bathroom with suite in white comprising wash hand basin in vanity unit, WC with concealed cistern and corner bath. Large tiled shower cubicle with power shower panel. Stylish range of built-in storage cabinets. Wall tiling to dado height. Timber clad ceiling with recessed halogen spotlights. Opaque window to rear. Radiator.

From Lower Hallway carpeted stairs with overhead light rise to small landing giving access to Bedroom Two, Bedroom Three and Bedroom Four. Carpet. Overhead light. Velux window.

BEDROOM 2 4.3M X 3.6M (BOTH AT WIDEST)

Good sized double bedroom with windows to front offering restricted views to Firth of Clyde and beyond. Built-in storage. Partly coombed ceiling. Coving. Carpet. Halogen spotlight fitment. Radiator.

BEDROOM 3 5.7M X 3.0M (BOTH AT WIDEST)

Further good sized double bedroom with windows to front offering restricted views. Partly coombed ceiling. Wardrobe. Carpet. Overhead light. Radiator.

BEDROOM 4 2.2M X 2.3M

Single Bedroom with built-in bed and Velux window to front offering restricted views to Firth of Clyde. Coombed ceiling. Laminate floor covering. Overhead light. Radiator.



GARDEN

To the front of Blackton Cottage lies a substantial gravelled Parking Area continuing alongside one side of property offering parking space for several vehicles. Generous (presently uncultivated) level Garden Grounds lie to the rear of the property. Metal Garden Shed.

ENTRY

Negotiable.

VIEWING

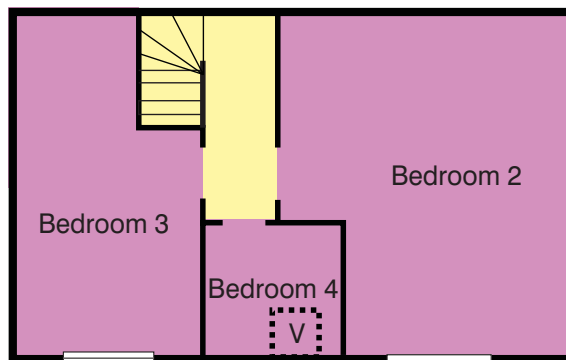
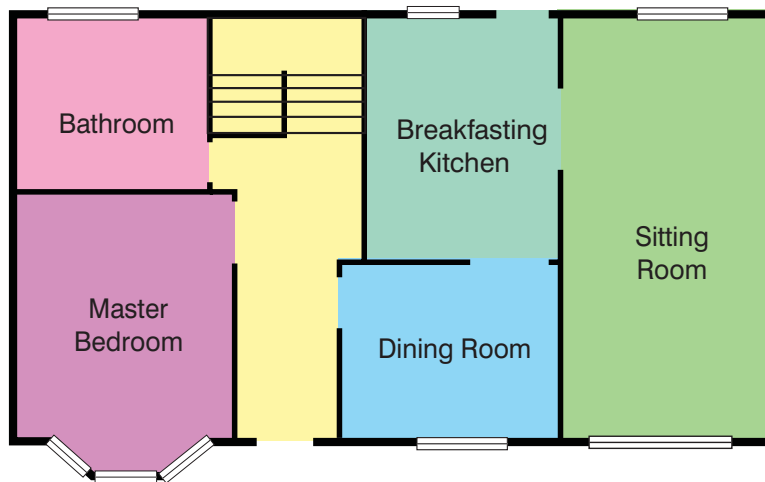
Strictly by arrangement with the Selling Agents.

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.

