



Brum Villa, 107 Alexandra Parade, Dunoon PA23 8AN



Offers over £235,000

- ◆ **Traditional Semi-detached Villa in much sought after location off Alexandra Parade. Sitting Room, Dining Room, Kitchen, Utility Room, Three Bedrooms, Bathroom and Large Basement**
- ◆ **Double Glazing. Gas Central Heating.**
- ◆ **Many period features retained. Bright and airy accommodation.**
- ◆ **Easily maintained Garden Grounds to front and rear. Ample off road Parking.**
- ◆ **Stunning views to Firth of Clyde and beyond.**
- ◆ **Early viewing highly recommended.**

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Situated in an enviable position just off the Promenade in much sought after location benefiting from stunning views and within walking distance of Town Centre and Ferry Services, Brum Villa really must be viewed to be appreciated. Viewing highly recommended.

From Alexandra Parade extensive mono-bloc parking Area leads to bridge over a burn to mono-bloc Patio Area. From here steps rise to Storm Doors opening onto Small Vestibule.

SMALL VESTIBULE

Small Vestibule with tiled floor and overhead light gives access to period Front Door with leaded light glazed panel above opening onto Lower Hallway.

LOWER HALLWAY

Bright Lower Hallway gives access to Sitting Room and Dining Room. Corbels. Cornice. Dado rail. Carpet. Overhead light. Radiator.

SITTING ROOM 5.1m x 3.6m (both at widest)

Bright and spacious Sitting Room with bay window to front offering outstanding views to Firth of Clyde and beyond. Detailed cornicing. Ceiling rose. Most attractive marble fireplace with gas coal effect fire. Large walk-in storage cupboard with carpet, light and power. Laminate flooring. Overhead light. Radiator.

DINING ROOM 4.3m x 3.2 (both at widest)

L-shaped Dining Room with window to rear overlooking Back Garden. Attractive timber and tiled fireplace with coal effect gas fire. Alcove with storage cupboard under. Picture rail. Laminate flooring. Overhead pendant light. Radiator with shelf over. Timber and glazed door gives access to Kitchen.

KITCHEN 2.9m x 2.0 m

Window to side and door to Back Garden. White wall and floor units incorporating display cabinet and shelving. Light granite effect work surface. White sink with mid bowl drainer and mixer tap. Tiling behind units. Integrated fridge. Large range style cooker with gas hob and electric fan oven with brushed steel splash back and extractor hood over.

From Lower Hallway period staircase rises to Upper Hallway. From carpeted half landing timber and opaque glazed door opens onto Bathroom.

BATHROOM 2.8m x 2.0m

Spacious Bathroom with opaque window to rear comprises extra large Jacuzzi bath with tiled surround and mixer tap, wash hand basin, W.C. and fully tiled shower cabinet. Walls tiled to dado height. Mirrored medicine cabinet. Overhead light. Tiled floor. Radiator.

UPPER HALLWAY

Upper Hallway gives access to Bedroom One, Bedroom Two and Bedroom Three/Study. Cornice. Dado rail. Loft hatch. Carpet. Overhead light. Radiator.

BEDROOM 1 6.0m x 3.1m

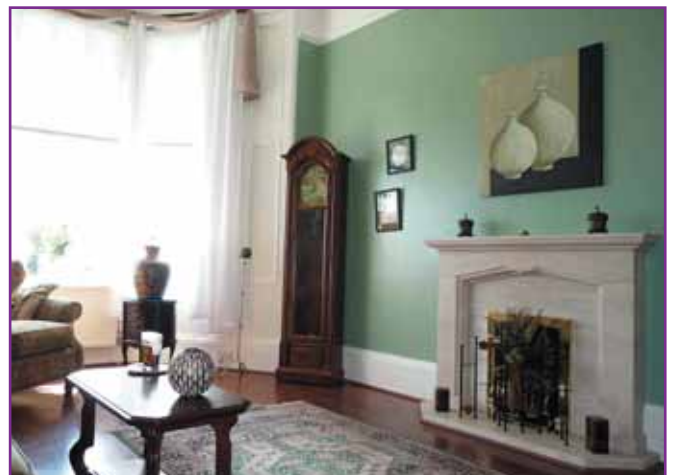
Bright and airy double bedroom with bay window to front offering stunning views over Firth of Clyde and beyond. Cornice. Laminate flooring. Overhead light. Radiator.

BEDROOM 2 4.0m x 3.2m

Spacious double bedroom with window to rear. Shelved recess. Picture rail. Laminate flooring. Overhead light. Radiator.

BEDROOM 3 / STUDY 3.5m x 1.8m

Single bedroom with window to front offering stunning views to Firth of Clyde and beyond. Cornice. Ceiling rose. Dado rail. Laminate flooring. Overhead light. Radiator. This bedroom is currently utilised as a Study.



UTILITY ROOM 3.0m x 2.1m

From Back Garden door to rear of property gives access to useful Utility Room with window to side. Belfast sink. Work surface area. Shelving. Plumbed for washing machine. Space for tumble dryer. Wall mounted central heating boiler. Coombed ceiling. Vinyl floor covering. Overhead light.

LARGE BASEMENT

AREA ONE 5.1m x 4.2m

Workshop area. Shelving. Power and light. Concrete floor. Door giving access to Area Two.

AREA TWO 5.1m x 5.6m (both at widest)

Window to front. Power and light. Concrete floor.

GARDEN GROUND

Designed for ease of maintenance, bridge from mono-bloc parking area to front leads to mono-bloc patio offering an ideal spot in which to sit and enjoy the stunning views and outdoors. Garden ground to rear is laid mainly to paving with gravelled border to side inset with flower planters. To the very rear of back garden is a raised deck offering a pleasant area in which to entertain or simply to sit and relax. Specimen tree. Back garden is fully enclosed by stone wall and fencing.

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.

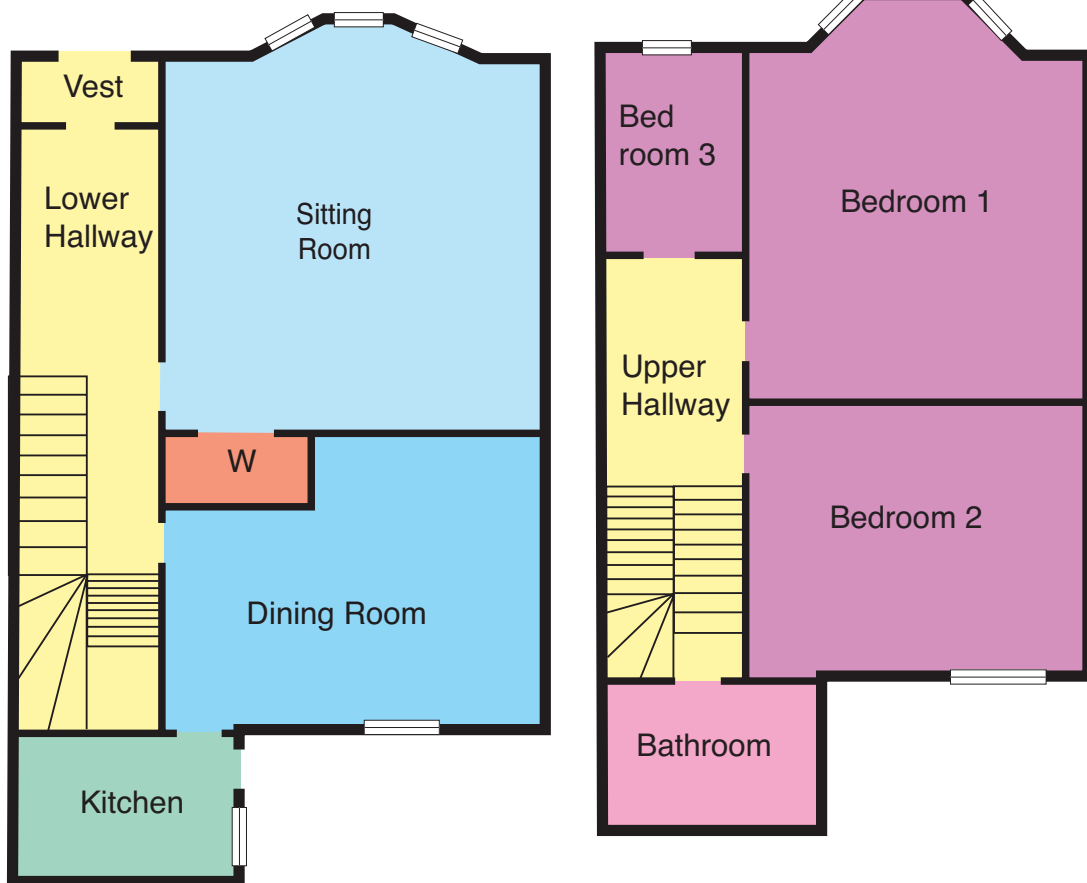
NOTE

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





Floorplan indicative only - not to scale