



Ceannloch, Kilmun, Dunoon PA23 8SE



Offers in the Region of £178,000

- ◆ Detached Dorrans Bungalow in semi-rural location overlooking the River Eachaig and within the Loch Lomond and The Trossachs National Park.
- ◆ Sitting Room, Dining Room, Dining Kitchen, Utility Room with Cloakroom off, Three Bedrooms, Bathroom and Conservatory.
- ◆ Double Glazing. LPG Central Heating.
- ◆ Garage. Greenhouse. Timber shed.
- ◆ Set within well stocked garden grounds off the shore road in a quiet village location, viewing of this property is highly recommended.

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Kilmun and its neighbouring villages of Blairmore and Strone offer a number of local amenities including Primary School, Shops, Post Office, Doctors' Surgery, Coffee Shop and Gallery. The area offers a range of outdoor pursuits including fishing, sailing, golf and walking. Close by is Kilmun Arboretum which extends to approximately 180 acres with a wide range of tree specimens from all over the world and offers a variety of walks. Only a few miles away is Benmore Botanical Garden, a specialist garden of the Royal Botanic Garden of Edinburgh, stretching over 140 acres with its avenue of Giant Redwood trees, over 250 specimens of Rhododendrons and formal Garden.

The town of Dunoon is only approximately 6 miles away and offers further amenities including Supermarkets, Restaurants, Schools, Public Houses, Post Office, Leisure Centre with gym and swimming pool, Doctors' Surgeries and Library.

From the shore road shared driveway leads to rear to Garage and parking. Steps from shore road lead up to pedestrian gate opening on to path leading through front garden.

Path continues along front of Ceannloch to steps with handrail leading up to covered portico with security light above and tiled floor. Alternatively, path leads along side of property to five or so steps with handrail up to Utility Room door and continuing through back garden and on to garage and parking to rear.

Double glazed front door opens onto Hallway.

HALLWAY

Hallway gives access to Sitting Room, Dining Kitchen, Three Bedrooms and Bathroom. Hatch to Loft. Carpet. Overhead light. Radiator.

SITTING ROOM 5.3M X 4.1M (BOTH AT WIDEST)

Box bay window to front offering outstanding views to the River Eachaig and beyond. Coving. Inset gas fire with marble back and hearth and timber surround. Carpet. Overhead light. Door to Dining Room.

DINING ROOM 3.4M X 3.4M

Patio doors to front open on to Conservatory and offer outstanding views to River Eachaig and beyond. Bi-fold door opens on to Dining Kitchen with further door to Sitting Room. Carpet. Overhead light. Radiator.

DINING KITCHEN 4.1M X 3.9M (BOTH AT WIDEST)

Spacious Dining Kitchen with window to rear with views over Back Garden. White wall and floor units with coordinating work surface. Tiling behind units. White sink with drainer and mixer tap. Electric oven and LPG hob. Plumbed for washing machine. Airing cupboard with boiler. Further cupboard. Vinyl floor covering. Hatch to Loft. Overhead light. Radiator. Access to Dining Room, Hallway and Utility Room.

UTILITY ROOM 1.2M X 3.6M

Accessed from Dining Kitchen. Window to side offering attractive hill views. Belfast sink set in unit. Stainless steel taps. Tiled floor. Overhead light. Coat hooks. Door to Garden. Further door to Cloakroom.

CLOAKROOM 0.8M X 1.2M

W.C. and corner wash hand basin. Tiling to dado height. Extractor fan. Vinyl floor covering. Overhead light.

BEDROOM I 4.3M X 4.0M (BOTH AT WIDEST)

Windows to front with outstanding views to River Eachaig and beyond. Mirror fronted wardrobes. Carpet. Overhead light. Radiator.



BEDROOM 2 2.7M X 3.8M

Windows to rear overlooking Back Garden. Carpet. Overhead light. Radiator.

BEDROOM 3 2.8M X 3.0M

Windows to rear overlooking Back Garden. Carpet. Overhead light. Radiator.

BATHROOM 2.7M X 1.7M

Opaque windows to rear. Opaque porthole window to Hall. Bathroom suite comprises wash hand basin and corner bath with shower over. Tiling to walls. Two overhead lights. Vinyl floor covering. Radiator.

CONSERVATORY

Attractive Conservatory with windows on five sides offers a sheltered, tranquil spot in which to relax and enjoy the outstanding views to River Eachaig and hills beyond. Tiled floor. Double wall light. Patio doors to Dining Room. French doors to front open on to balcony with wrought iron balustrade.

GARDEN GROUND

Shared vehicular access from Shore Road leads to rear of Ceannloch where there are situated a Garage, shed and additional Parking. Pedestrian gate opens on to Back Garden with path to side of property with steps up to Back Door. Path continues to gate to front of garden which leads to steps on to Shore Road. Mature Garden Grounds are attractively laid out and incorporate a wide variety of mature planting. Outstanding views to River Eachaig and hills beyond. Two greenhouses. Drying Area.

ENTRY

Negotiable.

VIEWING

Strictly by arrangement with the Selling Agents.

TRAVEL

Ferry services are provided by Western Ferries from Hunter's Quay to McInroy's Point offering easy access by car to Glasgow and surrounding areas. Glasgow Airport can be reached in approximately one hour's travelling time. Caledonian MacBrayne Ferries operate from Dunoon Pier with regular sailings to Gourock and train connection to Glasgow Central Station. Situated on the Cowal Peninsula, the area can be reached by road via the A82 from Glasgow. Kilmun is on a bus route which operates a regular service to and from Dunoon and other surrounding areas.

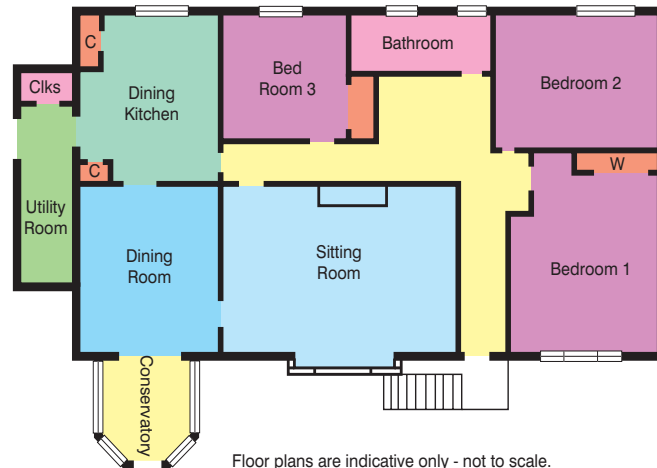
NOTE

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.