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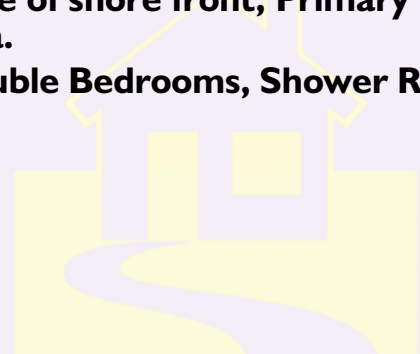
GSPC
PROPERTY

**Corner Stone, Cromlech Grove, Sandbank
PA23 8QH**



Offers In the Region of £175,000

- Split-level Detached Bungalow within walking distance of shore front, Primary School, sub-Post Office with general store and Marina.
- Sitting Room, Dining Kitchen, Utility Room, Three double Bedrooms, Shower Room and Bathroom.
- Double Glazing. Electric Heating.
- Corner site with generous Garden Grounds.
- Partial views to the Holy Loch and to hills beyond.



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Although requiring a certain amount of modernisation, Corner Stone offers spacious family accommodation set within generous grounds and really must be viewed for the potential to be appreciated fully.

From Cromlech Road gravelled path leads to four steps up to covered entrance with courtesy light. Timber and opaque glazed front door with opaque glazed side panels opens onto Hallway.

HALLWAY

Split-level Hallway gives access to Sitting Room and Utility Room on lower level then three steps with handrail rise up to Landing giving access to Bathroom, Shower Room and Bedrooms One, Two and Three. Coving. Small cupboard housing consumer units. Carpet. Overhead light.

SITTING ROOM 5.4m x 3.8m

Bright and spacious Sitting Room with windows to front offering partial views to Holy Loch and hills beyond. Coving. Electric fire. Storage heater. Carpet. Two overhead lights. Door to Dining Kitchen.

DINING KITCHEN 5.4m x 3.3m

Bright and spacious open-plan Dining Kitchen comprises:

DINING AREA (2.8m x 3.3m)

Window to front offering partial views to Holy Loch and hills beyond. Coving. Vinyl floor covering. Overhead light. Storage heater.

KITCHEN AREA (2.6m x 3.3m)

Window to side offering partial hill views. Coving. Older style timber effect wall and floor units with complementary work surface. Open shelving. Stainless steel sink and drainer. Electric cooker. Overhead light. Vinyl floor covering. Overhead light. Door to Utility Room.

UTILITY ROOM 3.3m x 1.4m

Window to rear. Coving. Hatch to Loft. Older style timber effect wall and floor units with complementary work surface. Partial tiling. Display shelf. Stainless steel sink and drainer. Plumbed for washing machine. Vinyl floor covering. Overhead light. Door to side gives access to Garden and to Garage. From Hallway three carpeted steps with handrail rise to Landing.

LANDING

Landing gives access to Bathroom, Shower Room and Bedrooms. Airing Cupboard. Loft hatch. Coving. Carpet. Overhead light. Storage heater.

BEDROOM 1 3.2m x 3.1m

Window to rear. Coving. Built-in wardrobes. Carpet. Overhead light. Storage heater.

BEDROOM 2 4.2m x 3.0m

Double Bedroom with window to rear. Coving. Built-in double wardrobe. Carpet. Overhead light. Storage heater.

BEDROOM 3 3.0m x 2.9m

Window to front offering partial views to Holy Loch and hills beyond. Built-in wardrobe. Coving. Carpet. Overhead light. Storage heater.



BATHROOM

2.1m x 2.1m

Opaque window to side. Pink suite comprises W.C., bath and wash hand basin. Coving. Shaver socket. Vinyl tiled floor covering. Overhead light. Heated towel rail.

SHOWER ROOM

2.1m x 1.7m

Opaque window to side. White suite comprises W.C. and wash hand basin. Fully tiled shower cubicle with electric shower. Shaver socket. Coving. Vinyl floor covering. Overhead light. Heated towel rail.

GARDEN GROUND

Extensive Garden Grounds within corner site. Front garden is laid mainly to grass with mature trees and shrubs. Paved patio area. Further enclosed area laid mainly to grass. Steps up to Utility Room door. Front Garden offers partial views to the Holy Loch and hills beyond. Rear garden is also laid mainly to grass with mature fruit trees and shrubs and paved patio area.

GARAGE

Paved and gravelled driveway leads to single Garage with double timber doors to front and door to side. Concrete floor. Further parking available within gravelled parking area to side.

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.

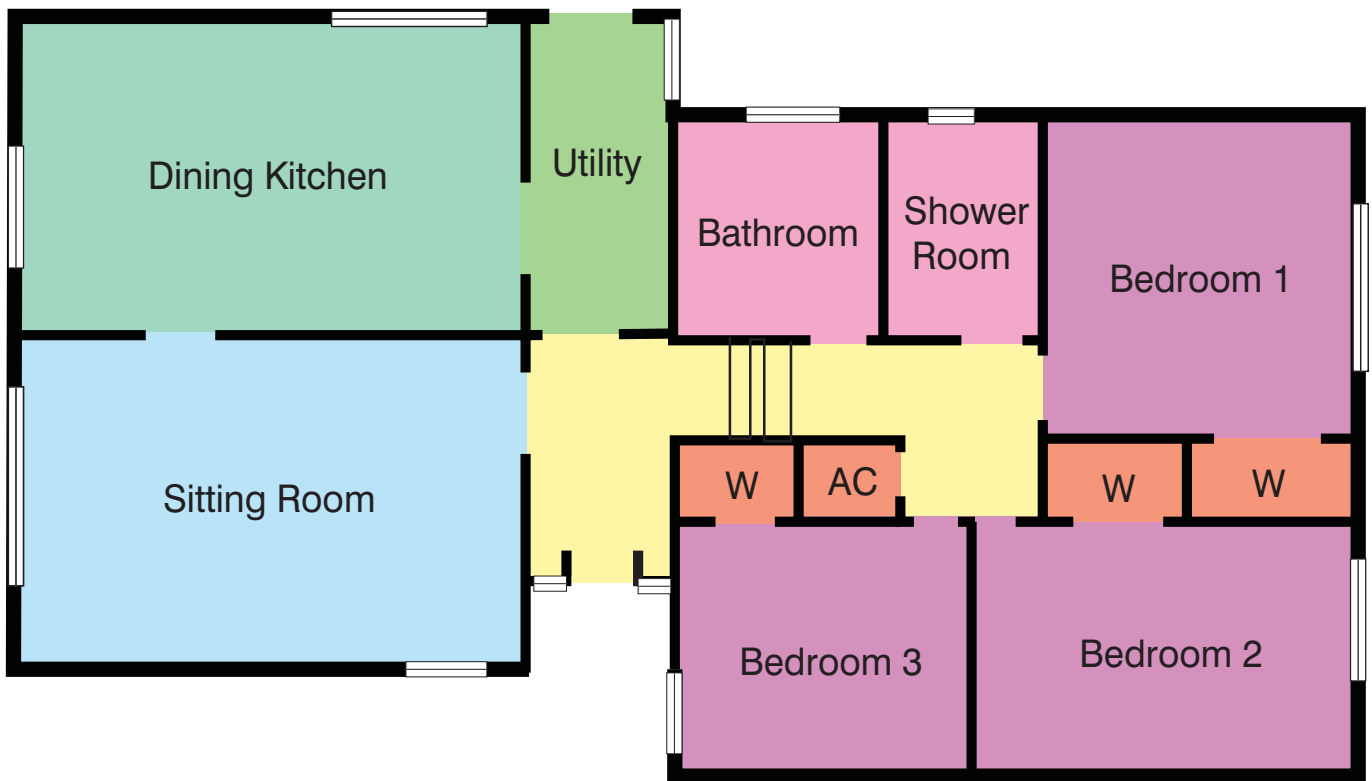
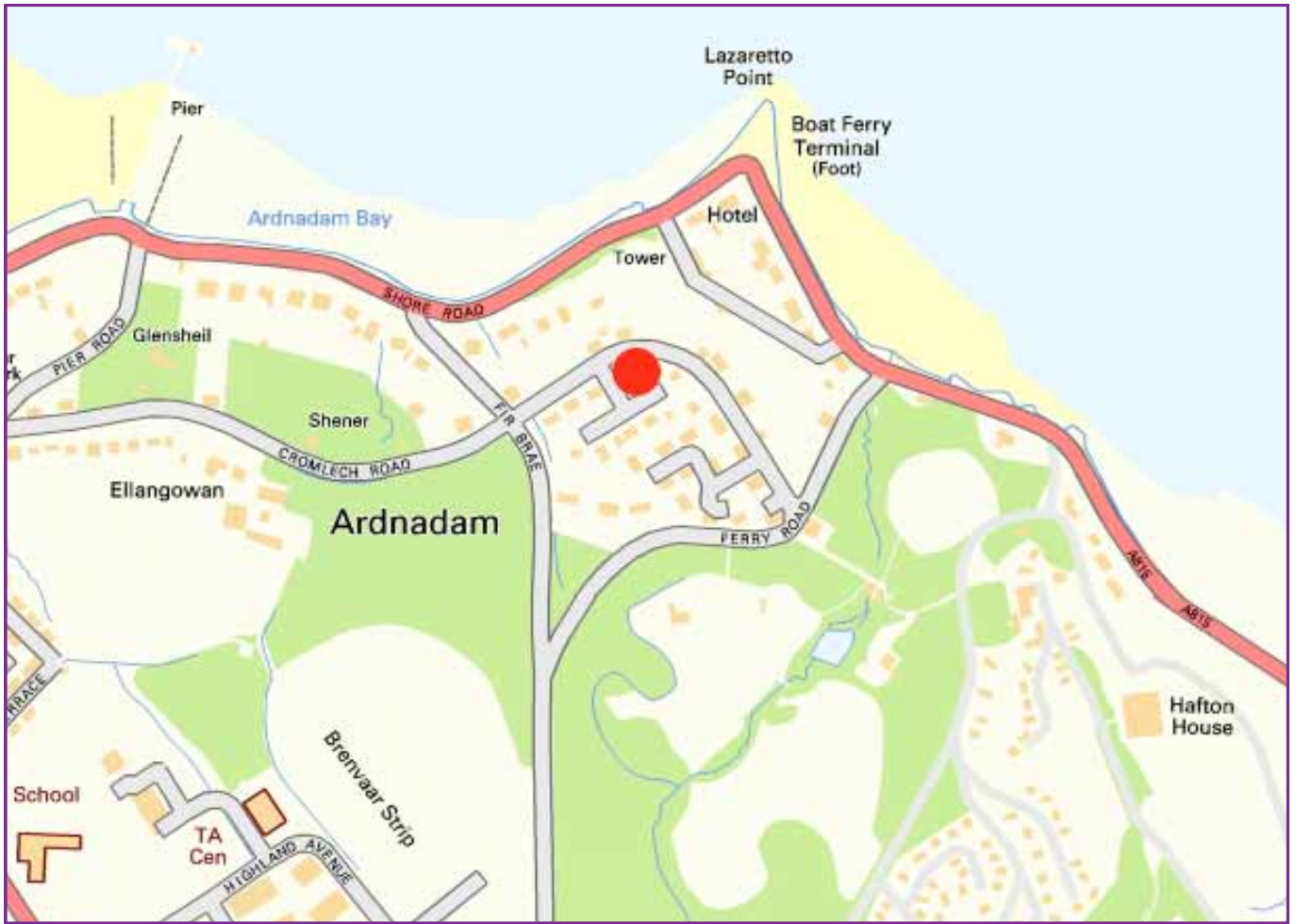
NOTE

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





Floor plans are indicative only - not to scale.