

# Scotland Property Online



**ESTATE AGENCY OF STEWART & BENNETT**

**GSPC**  
PROPERTY

**Fernhill, 39 Clyde Street,  
Kirn, Dunoon PA23 8EQ**



**Offers In the Region of £185,000**

- **Delightful Detached property in sought after established residential area. Sitting Room, Dining Room, Breakfasting Kitchen, Master Bedroom, Bedroom 2 and Shower Room on the Lower Floor. Bedroom 3 with Store off and Bathroom on the Upper Floor.**
- **Double Glazing. Gas Central Heating.**
- **Immaculate decorative order.**
- **Garage. Off road Parking.**
- **Partial views to Firth of Clyde and hills beyond.**
- **Viewing of this lovely family home highly recommended.**

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This beautifully presented and deceptively spacious family home really must be viewed for the location and quality finishes to be appreciated.

From Dhailing Avenue, driveway leads to Garage to rear of property. From Clyde Street, pedestrian gate opens onto paved pathway leading through front garden to tiled steps up to storm doors with courtesy light over opening onto small Entrance Vestibule

**ENTRANCE VESTIBULE** 1.3m x 1.1m

Carpeted Entrance Vestibule with timber and glazed front door and glazed panel above giving access to Lower Hallway.

**LOWER HALLWAY**

T-shaped Hallway gives access to Sitting Room, Dining Kitchen, Dining Room, Master Bedroom, Bedroom Two, and Shower Room. Covings. Corbels. Laminate flooring. Overhead lights. Radiator.

**SITTING ROOM** 4.4m x 4.2m (both at widest)

Bright and airy Sitting Room with bay window to front offering partial Firth of Clyde views. Feature bow fronted display cabinet with storage cupboard under. Fireplace with electric fire, tiled hearth and attractive timber surround. Cornice. Ceiling rose. Carpet. Overhead light. Radiator.

**DINING ROOM** 4.0m x 3.0m (both at widest)

Bright Dining Room with window to rear. Shelves alcove. Laminate flooring. Overhead light. Radiator. Carpeted staircase rising to upper floor with under-stairs storage cupboard. Double timber and glazed doors open onto Breakfasting Kitchen.

**BREAKFASTING KITCHEN** 5.6m x 3.0m (both at widest)

Bright galley style Breakfasting Kitchen with window to either side offering pleasant partial views to Firth of Clyde. Selection of white wall and floor units with beech wood effect work surface. Metro style white wall tiling behind units. Stainless steel sink with mid-bowl, drainer and mixer tap. Gas hob and electric oven with extractor hood over. Dishwasher. Plumbed for washing machine. Coordinating solid beech breakfast bar. Tiled effect laminate floor covering. Halogen and eyeball spotlights. Radiator. Timber and glazed door to Hallway. Door to side opening on to rear garden.

**MASTER BEDROOM** 4.2m x 4.0m

Spacious Master Bedroom with bay window to front. Shelves alcove with cupboard below. Cornice. Laminate flooring. Overhead light. Radiator.

**BEDROOM 2** 3.5m x 3.0m

Double Bedroom with window to rear. Covings. Carpet. Overhead light. Radiator.

**SHOWER ROOM**

White suite comprises Shower Cubicle, W.C. and wash hand basin set in vanity unit with mirror behind. Painted timber panelling to dado height. Opaque window to rear. Vinyl floor covering. Eyeball spotlights. Radiator.

From Dining Room, attractive carpeted staircase rises to Upper Hallway.



### UPPER HALLWAY

Velux window. Carpet. Upper Hallway gives access to Bedroom Three and Bathroom.

### BEDROOM 3

4.6m x 3.9m

Bright and spacious double bedroom with velux window to front and further velux window to side offering lovely views to Firth of Clyde and beyond. Eaves storage space. Part coombed ceiling. Carpet. Overhead spotlight fitment. Radiator. Door giving access to Store.

### STORE

2.7m x 1.7m (both at widest)

Velux window to rear. Coombed ceiling. Carpet. Recessed wall spotlights. Radiator.

### BATHROOM

3.0m x 2.2m

Bright and spacious family Bathroom with large velux window to front. White suite comprises W.C., bath with shower over and wash hand basin. Partial wall tiling. Coombed ceiling. Built-in storage area. Heated towel rail. Vinyl floor covering. Overhead halogen spotlight.

### GARDEN GROUNDS

Neat and well maintained Front Garden is laid mainly to grass bordered by a variety of herbaceous planting. Pedestrian gate from Clyde Street opens on to path leading through Front Garden to Storm Doors. Front Garden offers partial views to Firth of Clyde and beyond. Driveway from Dhailing Avenue leads to Garage. Enclosed paved Patio Area to rear offers a sheltered and private spot in which to relax.

### ENTRY

Negotiable

### VIEWING

Strictly by appointment with the Selling Agents

### TRAVEL

Within walking distance of centre of Kilm Village approximately a mile from Dunoon. Ferry services are provided by Caledonian MacBrayne with regular sailings from Dunoon Pier to Gourock with train connection to Glasgow Central Station and by Western Ferries from Hunter's Quay to McInroy's Point providing easy access by car to Glasgow and the surrounding areas. Situated on the Cowal Peninsula the area can also be accessed by road via the A82 from Glasgow.

### NOTE

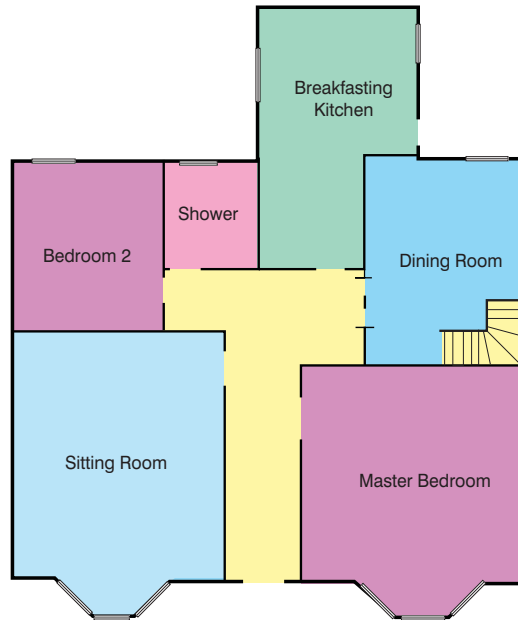
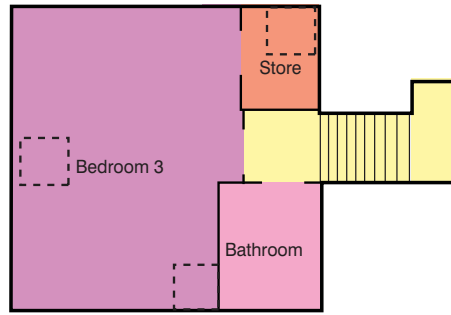
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Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for 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



**View From 1st Floor**



Floor plans are indicative only - not to scale.

