



### Heatherbrae, 3 Lochan Avenue, Kirn, Dunoon PA23 8HT



In the Region of £165,000

- **Detached Bungalow** situated in popular residential area.
- **Sitting Room, Kitchen open plan with Dining Area, Three Bedrooms, Bathroom, Shower Room and Reception Porch.**
- **Double Glazing. Total Control Electric Heating.**
- **Garage. Cellar with power and light.**
- **Attractive Garden Grounds to front and to rear. Greenhouse.**
- **Well presented. Generous storage space.**
- **Must be viewed to be appreciated.**



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Bright and airy home set in attractive garden grounds offering spacious accommodation. Must be viewed to be appreciated.

Steps from Lochan Avenue lead down to path through garden to front of Heatherbrae with steps rising to Reception Porch.

**RECEPTION PORCH** 1.7m x 0.9m

Double glazed front door with opaque glass panel to side opens onto Reception Porch. Carpet. Overhead light. Entrance door with opaque glazed panel to side opens onto Hallway.

**HALLWAY**

Spacious Hallway gives access to Sitting Room, Kitchen open plan with Dining Area, Three Bedrooms, Bathroom and Shower Room. Two hall cupboards offer substantial storage space. Carpet. Two overhead lights. Panel heater. Hatch to Loft.

**SITTING ROOM** 5.1m x 3.4m

Spacious Sitting Room with large picture style window to front with fitted vertical blind. Carpet. Overhead light. Panel heater.

**KITCHEN OPEN PLAN WITH DINING AREA**

5.2m x 3.5m (at widest)

Large windows to rear offer lovely views to Back Garden and to hills beyond. Light wood effect wall and floor units with co-ordinating work surface and tiling behind. Sink with middle bowl, drainer and mixer tap. Built-in electric oven and hob. Plumbed for washing machine. Good sized cupboard. Coving. Two overhead lights. Panel heater. Kitchen Area has vinyl floor covering and Dining Area is carpeted.

This room provides a pleasant arrangement combining the Kitchen with an open plan Dining Area for informal dining. Door gives access to Back Garden.

**BEDROOM 1** 4.1m x 4.2m

Window to rear offers views over Back Garden and to hills beyond. Most attractive fitted bedroom furniture incorporating generous storage space in the form of wardrobes, cupboards and bedside drawers. Further built-in cupboard. Coving. Carpet. Overhead light. Panel heater.

**BEDROOM 2** 2.8m x 3.4m

Window to front with fitted vertical blind. Two built-in double wardrobes. Coving. Carpet. Overhead light. Panel heater.

**BEDROOM 3** 2.5m x 3.0m (at widest)

Window to rear with views over Back Garden and to hills beyond. Built-in cupboard. Coving. Carpet. Overhead light. Panel heater.

**BATHROOM** 2.4m x 1.7m

White suite comprises Bath, W.C. and wash hand basin with tiling to dado height to three walls. Vinyl floor tiles. Three cluster halogen spotlights. Heated towel rail. Window to rear offers views to hills.

**SHOWER ROOM** 1.2m x 1.0m

Fully tiled electric shower with white W.C. and wash hand basin with tiling behind. Opaque window to front. Vinyl floor tiles. Overhead light. Heated towel rail.



## GARDEN GROUND

Attractive well maintained Garden Grounds incorporating off-road parking and Garage. To the front of Heatherbrae Garden Ground is laid mainly to grass with borders containing a variety of herbaceous plants and an area of gravel to the front of the property with steps leading up to the Front Door.

Garden Ground to the rear of Heatherbrae is private and comprises several different areas including an area of grass, areas of shrubs and herbaceous plants and a paved Patio offering a quiet spot in which to sit and enjoy the outdoors. Greenhouse. There is also access from the Back Garden to the spacious Cellar which provides good storage space and also benefits from power and light.

## 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





Floorplan indicative only - Not to Scale