

# Scotland Property Online



**ESTATE AGENCY OF STEWART & BENNETT**

**GSPC**  
PROPERTY

**Pembroke, 77 Hunter Street, Kirn,  
Dunoon PA23 8JR**



**In the Region of £295,000**

- **Substantial Detached one and a half storey Villa situated in highly sought after residential location.**
- **Flexible accommodation comprises Sitting Room open plan with Dining Room, Lounge, Study, Breakfasting Kitchen, Utility Room, Laundry Room, Five Bedrooms, Bathroom, Cloakroom, Conservatory, Entrance Vestibule and Rear Porch. Cellar.**
- **Gas Central Heating.**
- **Extensive Garden Grounds extending to over 1 acre. Two Garden Sheds.**
- **Detached Garage. Ample off-road Parking.**
- **Restricted views to Firth of Clyde.**
- **Well proportioned family home. Must be viewed.**
- **Plot to the rear has development potential.**

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Rarely available spacious detached home standing in extensive garden grounds with open aspect to the rear overlooking garden and on to Golf Course and hills beyond.

From Hunter Street double gates provides vehicular and pedestrian access to tarmac driveway leading to Detached Garage and to generous parking to front and to side of property. Two small steps rise to storm doors (with glazed panel over) opening onto Entrance Vestibule.



#### ENTRANCE VESTIBULE

Tiled floor. Overhead light. Cupboards housing consumer units. Timber and glazed front door with glazed panel over opens onto Lower Hallway.

#### LOWER HALLWAY

Lower Hallway gives access to Sitting Room/Dining Room, Lounge, Breakfasting Kitchen and Cloakroom. Shelves storage cupboards with recessed lighting and further cupboards over. Carpet. Overhead light. Recessed lighting at windows. Two radiators. From Lower Hallway two doors give access to Sitting Room open plan with Dining Room.

#### SITTING ROOM OPEN PLAN WITH DINING ROOM

8.0m x 4.1m (both at widest)

Large and airy room with attractive glazed window to rear offering fine views over the extensive garden to the Golf Course and hills beyond. Further window to front. Timber fire surround with marble hearth and coal effect gas fire. Shelves cupboard. Part painted timber floor. Two overhead lights. Two wall lights. Two radiators. Door gives access to Conservatory.



#### CONSERVATORY

3.7m x 2.1m

Glazing to three sides offering lovely views over garden grounds and beyond. Door to garden. Timber flooring.

#### LOUNGE

5.1m x 4.6m

Bright and airy room with bay window to front offering restricted views to Firth of Clyde. Triple radiator formation. Shelves alcove with cupboard below. Tiled fireplace and hearth with open grate. Carpet. Overhead light.



#### CLOAKROOM

2.0m x 1.0m

Opaque window to rear. White W.C. and wash hand basin. Overhead light. Carpet. Radiator.

#### BREAKFASTING KITCHEN

4.2m x 3.6m (both at widest)

Window to rear overlooking Back Garden and beyond. Sliding door to Laundry Room. A wide selection of wood effect wall and floor units and built-in cupboards. Breakfast bar. Complementary marble effect work surface. Stainless steel sink with mid bowl, drainer and mixer tap. Plumbed for dishwasher. Space for fridge/freezer. Vinyl floor covering. Strip light and two overhead lights. Radiator.



#### LAUNDRY ROOM

3.0m x 2.0m

Window to side. Glazed panel to Study. Three built-in storage cupboards. Pulley. Recess housing central heating boiler. Vinyl floor covering. Overhead light. Loft hatch. Door to Study and further door to Utility Room.

#### STUDY

3.3m x 2.6m

Window to front with pleasant view over front garden. Cornice. Shelves cupboard. Carpet. Overhead light. Radiator.

### UTILITY ROOM

3.0m x 2.0m

Window to side. Belfast sink. Plumbing for washing machine. Pulley. Recess incorporating coat hanging rail. Built-in cupboards and shelving. Vinyl floor covering. Overhead light. Door to Rear Porch.

### REAR PORCH

1.1m x 1.0m

Window to rear. Concrete floor. Overhead light. Door giving access to Back Garden.

From Lower Hallway carpeted period staircase with timber handrail rises to Bathroom and to Upper Hallway.

### BATHROOM

2.5m x 1.7m

Set off staircase at half landing white bathroom comprises bath with shower over, wash hand basin and W.C. Heated towel rail. Glass shelves. Carpet. Concealed lighting. Radiator. Stairs continue to Upper Hallway.

### UPPER HALLWAY

Spacious Upper Hallway gives access to all Bedrooms. Large window to rear offering lovely views over Back Garden and beyond. Hatch to Loft. Plain cornice. Carpet. Overhead light. Radiator.

### BEDROOM 1

4.6m x 4.0m (both at widest)

Bright and airy double bedroom with windows to front offering partial views to Firth of Clyde. Recess incorporating wardrobes, mirrors and lighting. Part coombed ceiling. Carpet. Overhead light. Radiator.

### BEDROOM 2

4.6m x 4.0 (both at widest)

Bright and airy double bedroom with windows to front offering partial views to Firth of Clyde and beyond. Part coombed ceiling. Carpet. Overhead light. Radiator.

### BEDROOM 3

4.3m x 4.3m

Spacious double Bedroom with windows to rear offering lovely views over back garden and beyond. Built-in wardrobe. Eves storage cupboard. Part coombed ceiling. Carpet. Overhead light. Radiator.

### BEDROOM 4

4.3m x 4.3m

Spacious double bedroom with windows to rear again offering lovely views over back garden and beyond. Part coombed ceiling. Carpet. Overhead light. Radiator.

### BEDROOM 5

3.0m x 2.4m

Window to front. Concealed lighting. Carpet. Radiator. Old hatch to loft.

### CELLAR

2.5m x 1.7m

Window to side. Concrete floor

### GARDEN GROUND

Garden Ground to front enjoys a wide frontage and restricted views to Firth of Clyde. Laid mainly to grass with herbaceous borders and a variety of mature trees and shrubs. Small timber shed to side. Back garden can be accessed from either side of property and is again laid to grass with an abundance of mature trees and shrubs. Large patio area. Drying green. Some garden ground to rear remains uncultivated. There are many spots in which to sit and enjoy the tranquil surroundings and lovely views over garden to Golf Club grounds and hills beyond.

### 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 and to Glasgow Airport approximately one hour's travelling time. Situated on the Cowal Peninsula, the area can also be reached by road via the A82 from Glasgow. For users of Satellite Navigation systems the postcode for Pembroke is PA23 8JR.

### 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.