



Rhanna, Toward Point, Dunoon



Offers in the Region of £280,000

- ◆ Substantial Detached Villa situated in highly sought after semi-rural location.
- ◆ Sitting Room, Dining Room, Dining Kitchen, Three Bedrooms, Box Room, Two Bathrooms, Studio, Front and Rear Porch
- ◆ Double Glazing. Gas Central Heating.
- ◆ Extensive fully enclosed Garden Grounds. Ample off-road Parking.
- ◆ Outstanding views over Firth of Clyde to Isle of Bute and Isle of Arran.
- ◆ Ideal family home. Must be viewed.

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Rarely available detached villa standing in extensive garden grounds with open aspect to front offering outstanding views to Firth of Clyde, Isle of Bute and Isle of Arran beyond. Rhanna could make an ideal family home and really must be viewed to be appreciated fully.

From Shore Road triple gate provides vehicular and pedestrian access to tarmac driveway leading to ramp up to Front Door opening onto Porch.

PORCH

2.6m x 1.6m (both at widest)

Windows to front and to side offering outstanding views to Firth of Clyde and beyond. Tiled floor. Overhead light. Attractive glazed and leaded light Entrance Door opens onto Hallway.

HALLWAY

Hallway gives access to Sitting Room, Dining Room, Dining Kitchen and Ground Floor Bedroom/Public Room. Cornice. Ceiling rose. Carpet. Overhead light. Radiator. Walk-in shelved hall cupboard with interior light and carpet.

SITTING ROOM

5.5m x 4.1m (both at widest)

Large bay window to front offering stunning views over Firth of Clyde to Isle of Bute and Isle of Arran beyond. Cornice. Ceiling rose. Picture rail. Timber fire surround with attractive tiled back and hearth with wood burner style gas fire. Laminate flooring. Two overhead lights. Four wall lights. Two radiators. Door gives access to Studio.



STUDIO

4.0m x 3.3m

Windows to front and to side offering outstanding views to Firth of Clyde and beyond. Sliding Patio Doors to rear with views to Back Garden. Vinyl floor covering. Two wall lights. Radiator.

DINING ROOM

4.5m x 3.7m

Spacious Dining Room with windows to front offering outstanding views over Firth of Clyde and beyond. Cornice. Ceiling rose. Picture rail. Attractive electric fireplace suite. Laminate flooring. Overhead light. Radiator.



DINING KITCHEN

3.8m x 3.8m

Windows to side and to rear overlooking Back Garden. A selection of red wall and floor units and welsh dresser. Complementary stone effect work surface. Feature brick alcove with gas range style cooker. White one and a half bowl sink with drainer and mixer tap. Partial tiling behind units.

Plumbed for washing machine and dishwasher. Space for fridge and freezer. Walk-in shelved cupboard. Vinyl floor covering. Overhead light. Radiator. Access via inner hallway to Bathroom and to Rear Porch.

GROUND FLOOR BATHROOM

3.8m x 2.0m (both at widest)

Four piece suite comprises corner bath with shower attachment, wash hand basin, bidet and W.C. Separate shower cubicle. Fully tiled walls. Windows to two sides. Coombed ceiling. Carpet. Overhead light. Electric panel heater.

REAR PORCH

Window to side. Door to Back Garden. Coat hooks. Concrete floor.

BEDROOM I

4.0m x 3.8m

Ground Floor Bedroom with window to rear overlooking Back Garden. Fitted Bedroom suite. Cornice. Ceiling rose. Picture rail. Carpet. Overhead light.

Carpeted period staircase with timber handrail rises to half-landing with Bathroom off at half-landing. Four wall lights. Skylight.



BATHROOM

2.4m x 2.2m

Window to rear. Suite comprises W.C., wash hand basin and bath. Shelved linen cupboard. Dado rail. Cornice. Carpet. Overhead light. Radiator.

Stairs continue on to Upper Hallway.

UPPER HALLWAY

Upper Hallway gives access to Bedroom Two, Bedroom Three and Box Room. Carpet. Radiator.

BEDROOM 2

5.1m x 3.5 (both at widest)

Bright double Bedroom with bay window to front offering stunning views. Cornice. Coombed ceiling. Built-in storage cupboards. Carpet. Overhead light. Radiator.



BEDROOM 3

6.8m x 3.9m

Bright and spacious double Bedroom with window to front offering stunning views. Velux window to rear. Cornice. Coombed ceiling. Carpet. Four overhead lights. Radiator.

BOX ROOM

2.4m x 2.2m

Small window to front with views. Coombed ceiling. Telephone point. Carpet. Wall light.

GARDEN GROUND

Driveway from Shore Road leads to parking to front and to side of property. Garden Ground to front enjoys a wide frontage and uninterrupted stunning views to Firth of Clyde, Isle of Bute and Isle of Arran beyond. Laid mainly to grass with feature fountain and planted borders with a variety of mature trees and shrubs. Small timber Summer House (1.8m x 2.4m) to side.



Back Garden can be accessed from either side of property or by ramp from Rear Porch or ramp from Conservatory. Further area of parking and hard standing to rear. Private and secluded Back Garden is fully enclosed and laid mainly to grass with a selection of trees, shrubs and plants. Patio Area. Slabbed pathway leads through Back Garden to sizeable woodland area to rear. Coal Store. Two timber sheds. Greenhouse.

ENTRY

Negotiable.

VIEWING

Strictly by arrangement 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 Rhanna is PA23 7UD.

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.

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