

Scotland Property Online



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PROPERTY

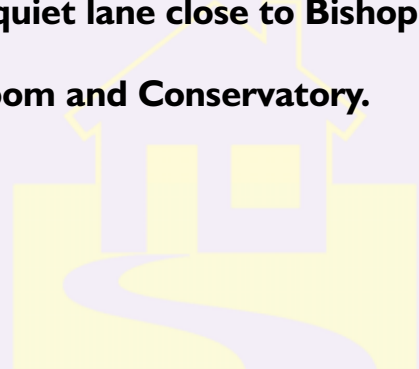
Rostrevor, 1 Kilbride Lane, Dunoon

PA23 7QX



Offers In the Region of £135,000

- **Detached non-traditional build Bungalow situated in quiet lane close to Bishop's Glen.**
- **Sitting Room, Kitchen, Two double Bedrooms, Bathroom and Conservatory.**
- **Double Glazing. Gas Central Heating.**
- **Detached Garage. Cellar.**
- **Set within attractive Garden Grounds. Greenhouse.**
- **Some modernisation beneficial.**



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Spacious property set within attractive garden grounds in pleasant location.

From Kilbride Lane, pedestrian gate opens onto path leading to steps up to double glazed front door with glazed panel to side. Double gates give vehicular access to mono-bloc driveway and Detached Garage

HALLWAY 4.6m x 1.4m

Spacious Hallway gives access to Sitting Room, Bedrooms and Bathroom. Carpet. Two overhead lights. Radiator. Hatch to Loft.

SITTING ROOM 6.2m x 3.8m

Bright and spacious Sitting Room with large windows to front offering pleasant outlook. Further window to side. Tiled fireplace with open fire. Carpet. Two overhead lights and two wall lights. Coving. Radiator. Sitting Room is sufficiently spacious to allow for the incorporation of a Dining Area. Door giving access to Kitchen.

KITCHEN 4.5m x 2.0m

Window to rear and side. Door giving access to Conservatory. Light wood effect wall and floor units with co-ordinating work surface. Stainless steel sink and drainer. Slot-in cooker. Plumbed for washing machine. Wall mounted gas boiler. Strip light. Vinyl floor covering.

BEDROOM 1 3.9m x 3.0m

Double bedroom with window to front. Coving. Carpet. Overhead light. Radiator.

BEDROOM 2 3.9m x 3.0m

Further double bedroom with window to rear. Built-in wardrobe. Coving. Carpet. Overhead light. Radiator.

BATHROOM 3.0m x 2.2m (both at widest)

L-shaped bathroom with pastel coloured suite comprising W.C., wash hand basin and bath with shower over. Partial wall tiling. Airing cupboard. Timber lined walls and ceiling. Two opaque windows to rear. Carpet. Overhead light. Radiator.

CONSERVATORY 2.9m x 2.5m

Dwarf walled Conservatory glazed to three sides offering views over Back Garden. Carpet. Overhead light. Meter box. Access to Kitchen and Back Garden.

GARDEN GROUND

Attractive well maintained Garden Grounds incorporating Driveway and Detached Garage. Gardens are laid mainly to grass with borders planted with a selection of herbaceous plants and shrubs. There is also a fruit cage containing a variety of soft fruit bushes and trees. Greenhouse. Garden tap. Door to side of property gives access to half-height Cellar with lighting providing useful storage space.

DETACHED GARAGE

Detached timber Garage with concrete floor, shelving and power and light. Windows and door to side with up-and-over door to front



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.

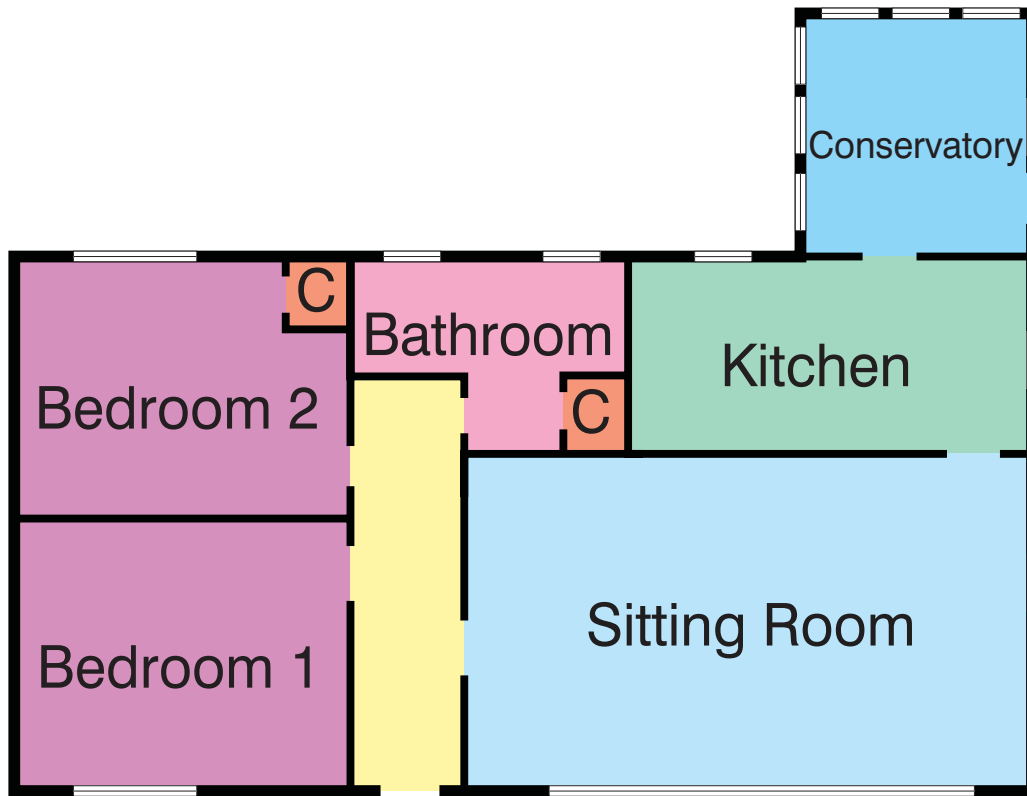
NOTE

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.

