



Woodfield Cottage, 12 King Street, Dunoon PA23 7BH



Offers In the Region of £49,000

- **Mid-terraced Cottage situated in popular residential location within walking distance all Town Centre amenities.**
- **Sitting Room, Kitchen, Bedroom, Bathroom and Rear Porch.**
- **Single Glazing.**
- **Extensive renovation and modernisation required.**
- **Garden Grounds (presently overgrown).**



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Requires extensive renovation and modernisation. Pedestrian gate (shared with number 10) opens onto short paved path to timber and glazed front door giving access to Hallway. Pedestrian gate (shared with number 10) opens onto short paved path to timber and glazed front door giving access to Hallway.

HALLWAY

Hallway gives access to Bedroom and to Sitting Room. Laminate flooring. Coat hooks. Hatch to Loft.

BEDROOM 3.1m x 2.8m

Double Bedroom with single glazed window to front. Overhead wall cupboards. Overhead light.

SITTING ROOM 4.2m x 2.7m

Glazed panel overlooking Kitchen. Alcove. Some built-in shelving. Overhead strip light. Double doors giving access to Kitchen.

KITCHEN 4.0m x 1.9m

Window to rear looking onto Rear Porch. Selection of basic wall and floor units. Stainless steel sink and drainer. Plumbed for washing machine. Electric cooker socket. Timber lined walls. Vinyl floor covering. Two overhead lights. Timber and glazed door opening onto Rear Porch. Access to connecting area with larder and shelved cupboard and door opening onto Bathroom.

BATHROOM 2.1m x 1.5m

Opaque single glazed window to rear. Beige suite comprises W.C., wash hand basin and bath. Timber lined walls. Laminate flooring. Extractor. Overhead light.

REAR PORCH 2.4m x 1.8m

From Kitchen, door gives access to Rear Porch with windows to side and to rear. Sloped ceiling. Shelving. Storage cupboard. Wall light. Opaque double glazed door to Back Garden.

GARDEN GROUND

Compact Front Garden laid mainly to stone chippings with planted border. Back Garden is accessed via Rear Porch from Kitchen. From paved and gravelled area immediately to rear of property, pathway leads through long and narrow Back Garden (stocked with a variety of shrubs and plants presently overgrown). Two timber sheds and Greenhouse (all now in dilapidated condition).

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.

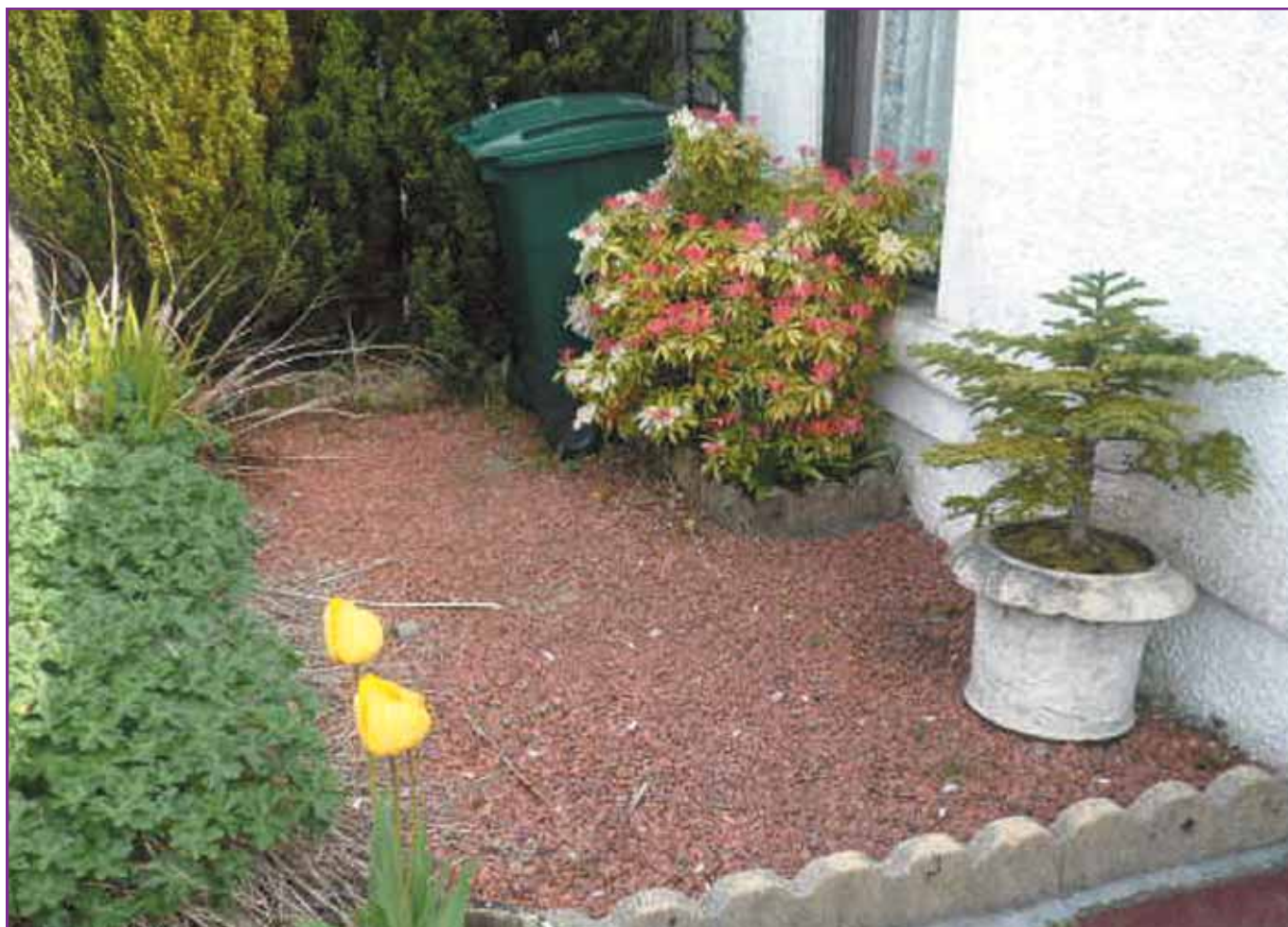
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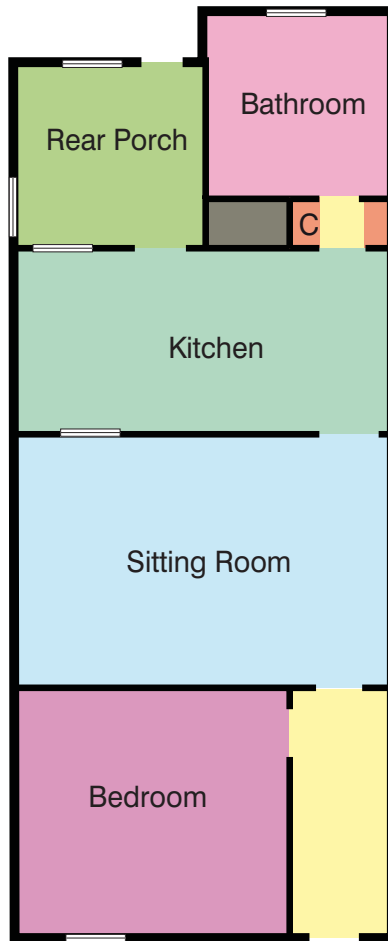
These particulars have been carefully prepared after due enquiry, but are provided as a guide only and measurements are approximate. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, 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.

