



**ESTATE AGENCY OF STEWART & BENNETT**

**Lynreen, 128 Shore Road, Innellan**



## **Offers Over £180,000**

- ◆ Detached Bungalow in sought after location.
- ◆ Spacious accommodation comprises Sitting Room, Dining Kitchen, Utility Area, Two Bedrooms, Further Bedroom/Study, Bathroom and Porch.
- ◆ Generous well maintained Garden Ground with Garage and Off-road Parking.
- ◆ Double Glazing and Gas Central Heating.
- ◆ Outstanding views over the Firth of Clyde and beyond.
- ◆ Recently renovated. Must be viewed.

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Recently renovated to a high standard this Detached Bungalow enjoys a sought after location with outstanding views over the Firth of Clyde and beyond. Generous well maintained Garden Ground and spacious accommodation combine to make this an ideal family home. Lynreen benefits from Double Glazing and Gas Central Heating. This property must be viewed to be appreciated fully.

Accommodation comprises Sitting Room, Dining Kitchen, Utility Area, Two Bedrooms, Further Bedroom/Study, Bathroom and Porch.

Lynreen is situated in Innellan approximately six miles from Dunoon. Innellan is a picturesque village and has a number of local amenities including Primary School, Village Hall, Post Office and General Store, Butcher and Public House. For those interested in leisure pursuits there is a local Tennis and Bowling Club. Innellan also has its own nine hole Golf Course and Pony Trekking Centre.

Dunoon has a number of local amenities including Supermarkets, Restaurants, Public Houses, Primary and Secondary Schools, Post Office, Leisure Centre with swimming pool and gym, Cinema, Doctors' Surgeries and Library.

A regular bus service runs from Innellan to and from Dunoon and more outlying areas.

Caledonian MacBrayne operates from Dunoon Pier to Gourock with regular train connections to Glasgow Central Station.

Western Ferries Terminal is located at Hunter's Quay with regular sailings to McInroy's Point. This provides easy commuting by car to Glasgow and surrounding areas.

Gravel driveway from Shore Road leads to Garage and also continues to the front of Lynreen with steps up to Covered Entrance with Storm Doors opening on to Porch.

### **PORCH**

Storm Doors open on to Porch. Tiled floor. Front Door with attractive glass panel opens on to Hallway.

### **HALLWAY**

Hallway gives access to Sitting Room, Dining Kitchen, Bedroom One, Bedroom Two, Bedroom Three/Study and Bathroom. Laminate flooring. Overhead light. Radiator.



**SITTING ROOM** 5.2m x 3.2m

Window to front with outstanding views to Firth of Clyde and beyond. Cast iron stove style gas fire. Laminate flooring. Overhead light. Radiator.



**DINING KITCHEN** 3.0m x 4.0m

Opaque window to side. Modern white wall and floor units with contrasting stone effect work surface. Tiling behind units. Electric cooker and gas hob with extractor over. Plumbed for washing machine. Vinyl floor covering. Extractor. Overhead light.



**UTILITY AREA** 1.2m x 2.4m (at widest)

Accessed from Dining Kitchen. Modern base unit with stainless steel sink and drainer. Laminate slate effect floor tiles. Cupboard. Plumbed for washing machine. Door to Back Garden.

**BEDROOM 1** 4.3m x 3.2

Window to front with outstanding views to Firth of Clyde and beyond. Carpet. Overhead light. Radiator.



**BEDROOM 2** 4.0m x 3.1m (at widest)

Window to rear overlooking Back Garden. Cupboard with shelf and clothes rail. Carpet. Overhead light. Radiator.



**BEDROOM 3 / STUDY** 2.8m x 2.9m

Window to rear. Two Cupboards one shelved and one with shelf and clothes rail. Carpet. Overhead light. Radiator.



**BATHROOM** 1.7m x 2.4m

Opaque window to rear. White suite comprises wash hand basin in wash stand, W.C. and bath with shower over. Tiling behind bath. Extractor. Three eyeball halogen spotlights. Heated towel rail. Tiled floor.

## **GARDEN GROUND**

Gravelled driveway leads from Shore Road through Front Garden on to side leading to Garage. Gravelled driveway also continues to front of Lynreen with steps up to covered entrance with Storm Doors to Porch. Front Garden is laid mainly to grass bordered by an attractive selection of plants. Front Garden also incorporates a Sitting Area in which to relax and enjoy Lynreen's outstanding views.

To the rear of Lynreen there is a paved area and Patio Area in which to enjoy outdoor living. Gravelled drive to the Garage continues as gravelled path along the side of Garage leading to large Garden Shed. In this area is a secluded Sitting Area again providing a pleasant space for outdoor living. Back Garden also has an area of grass with borders for planting.

The good sized Garage (4.8m x 6.0m) has separate vehicular and pedestrian doors and also benefits from light and power. Shelving to walls. The Garage is sufficiently spacious also to be used as a Workshop.



## **PARKING**

Off road parking. Garage.

## **COUNCIL TAX**

Presently charged within Band D.

## **SERVICES**

Mains supply of water, drainage, gas and electricity.

## **ENTRY**

Negotiable.

## VIEWING

Strictly by arrangement with the Selling Agents.

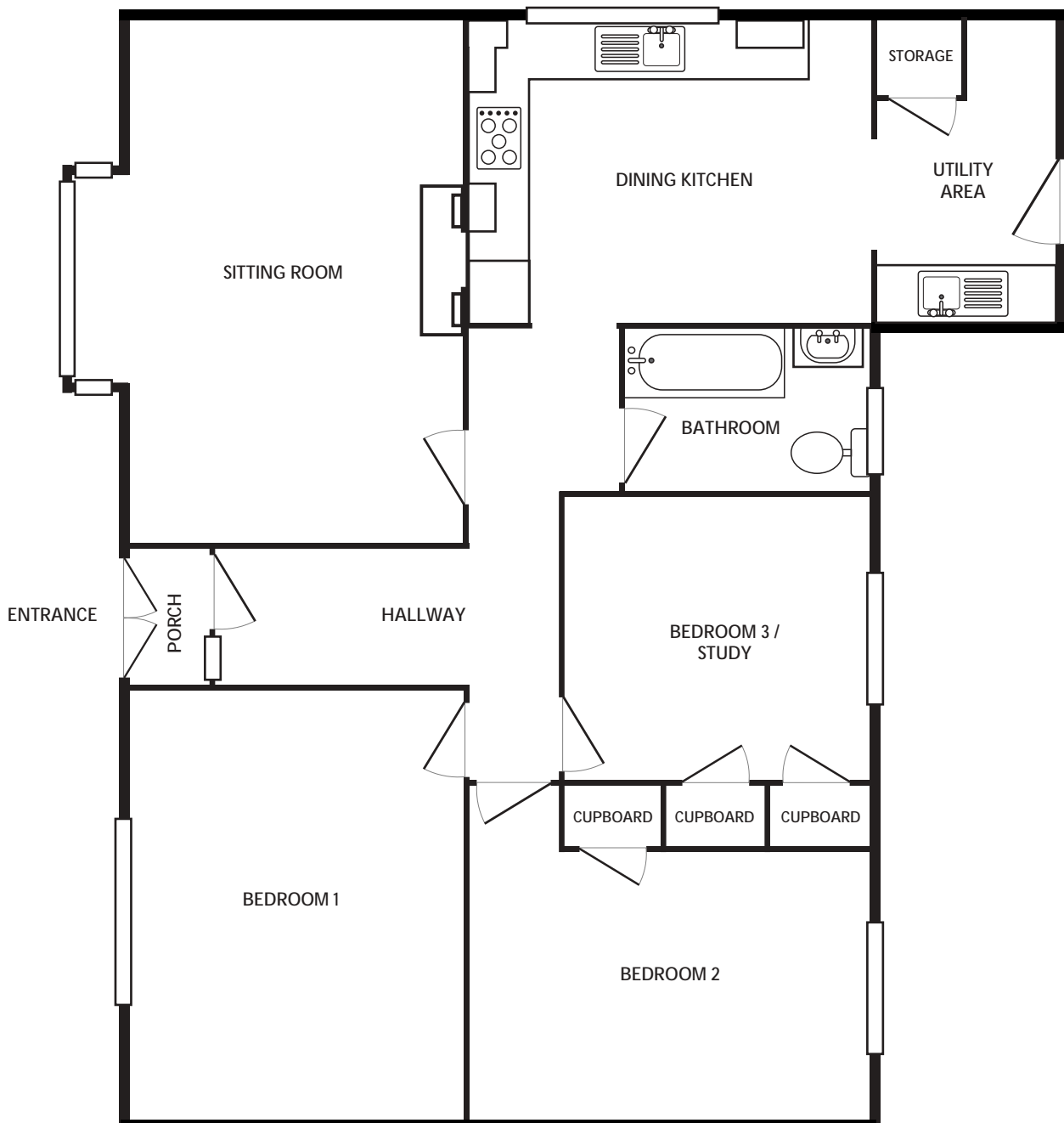
## PRICE

Offers over **£180,000** are invited.

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.

## 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.



Please note: Floor plans are a guide and not to scale