

9 MARINE PARADE

KIRN, DUNOON, PA23 8HE




McEwan Fraser Legal
Solicitors & Estate Agents

MCEWAN FRASER LEGAL ARE DELIGHTED TO OFFER TO THE MARKET A FANTASTIC OPPORTUNITY TO PURCHASE DEVELOPMENT LAND (APPROX 1.5 OF AN IMPERIAL ACRE) LOCATED AND SET WITHIN A FANTASTIC WELL-DEVELOPED TOWN WITH FULL PLANNING APPROVED FOR FOUR DETACHED VILLAS ON LEVEL PLOTS WITHIN THE BOUNDARY.

Mains water, electricity and gas service connections are all available on-site and it is ready to break ground as soon as required.

Displaying the great potential of this particular land and offering inspiration to any possible buyers, this is a unique opportunity within this location to build and develop four separate four bedroomed detached properties; set within good sized plot facilities, and very modern designs.

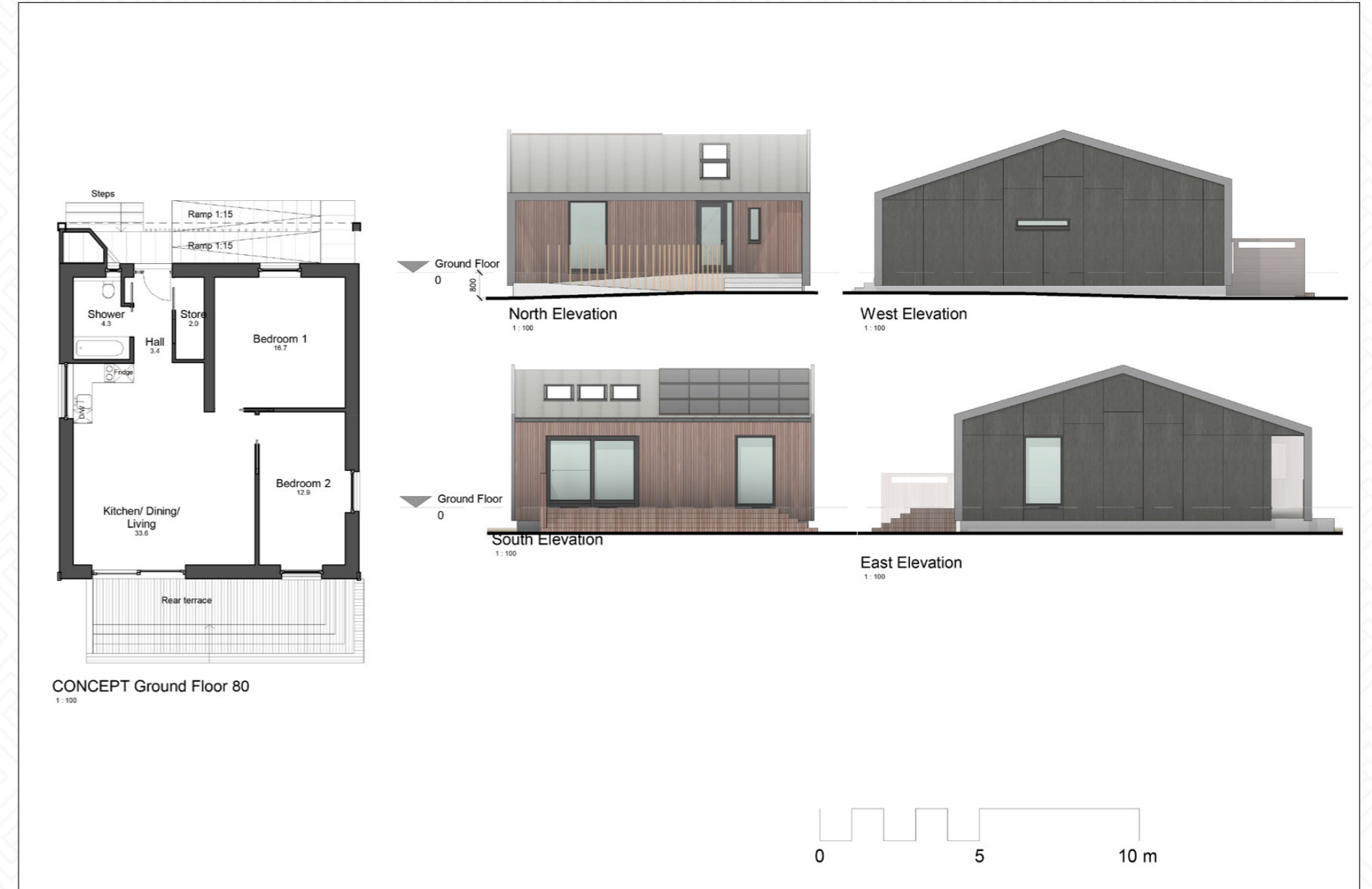
Although planning has been granted for four detached properties, this flexible piece of land offers truly unique and very rare opportunities, to create something very special, in a truly perfect location, with sea views from three of the plots and the remains of an unusual formal garden in the fourth.

Tenure - Freehold

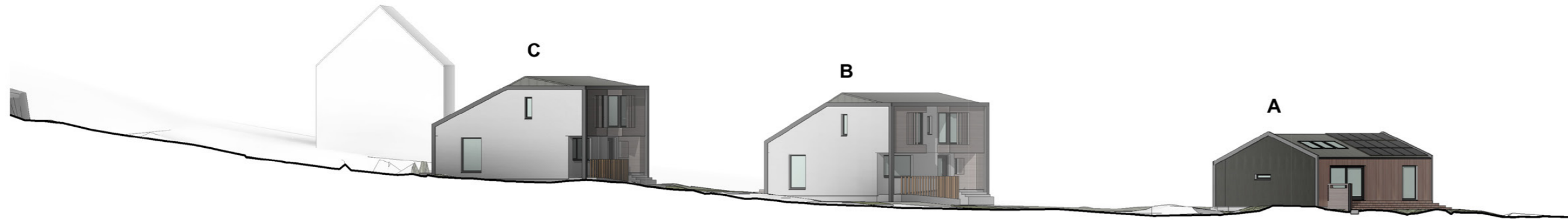






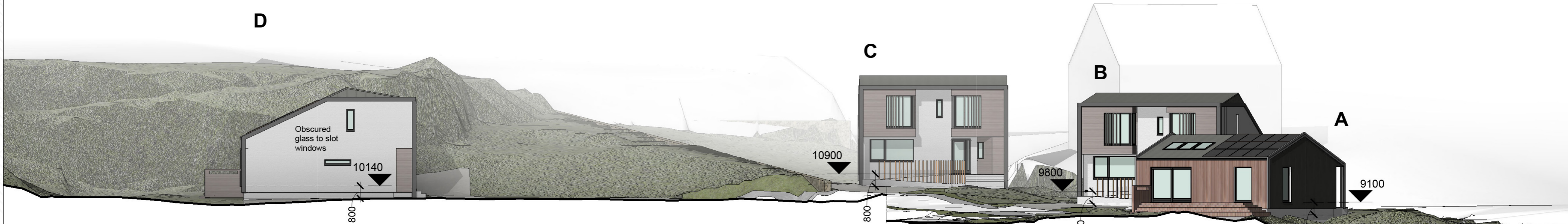






Site Section 1
1 : 250

Proposed dwellings must have a finished floor level which is set 800mm higher than the surrounding ground level to mitigate the evolving surface water flood depths



Site Section 2
1 : 250

Proposed dwellings must have a finished floor level which is set 800mm higher than the surrounding ground level to mitigate the evolving surface water flood depths

DUNOON IS AN AREA STEEPED IN HISTORY AND IS THE MAIN TOWN ON THE COWAL PENINSULA IN THE SOUTH OF ARGYLL AND BUTE, SCOTLAND.

It is located on the west shore of the upper Firth of Clyde, to the south of the Holy Loch and to the north of Innellan with the Gantocks rocks nestled off the coastline.

The town and surrounding area are recognised all over Scotland as a very desirable destination for outdoor pursuits, including walking, running, golfing, kayaking, sailing, fishing, climbing, triathlon, and mountain biking.

Local wildlife includes seals, sea otters, dolphins, basking sharks, roe deer, red deer, red squirrels, and many species of birds. The largest annual event held in the town is the Cowal Highland Gathering.

Dunoon also makes for an ideal location for those looking to move away from the traditional office environment to a working from home opportunity. Fast fibre broadband, two regular ferry services from the peninsula for pedestrians and vehicles, and train connections from Gourock to Central Glasgow all add to the vast connectivity of Dunoon.





There also are many trails (walks, running and mountain biking) around the hills surrounding Dunoon. Corlarach Hill has way-marked routes for walkers, mountain biking, and horse riders. These trails are located next to the Bishop's Glen on the hills above Dunoon.

Bishops Glen trail follows the shore of the remaining one of three reservoirs in the glen, that used to supply the fresh water supply to Dunoon. The reservoir is damming the Balgaidgh Burn (Balgie) and is now a freshwater rod fly fishing location.

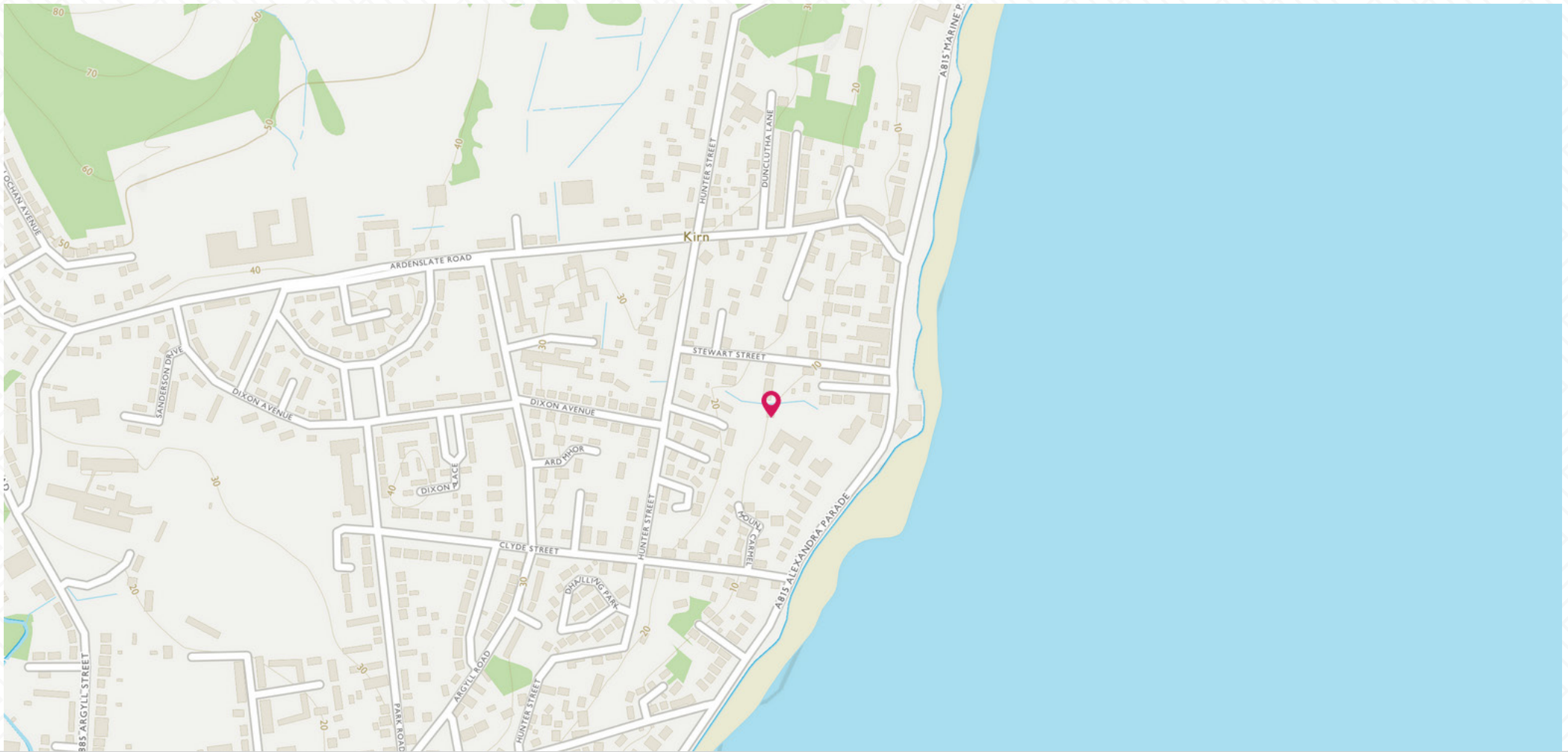
Nearby Holy Loch Marina offers all the sailing and yachting facilities you would expect to find in a well established marina.

Puck's Glen is the very popular short walk set in the hills close to Benmore Botanic Gardens.

The arboretum at Benmore Botanic Garden, part of the Royal Botanic Garden Edinburgh, is 7 miles (11 km) north of the town, just before Loch Eck. It offers its visitors 60 hectares (150 acres) and features some of the tallest trees in Britain, including the avenue of Giant Redwoods (Sequoia), some of which are over 37 meters (120 ft) high.

The Castle House Museum, which has been in existence since 1998, opens during the summer season and it holds historical information and displays for Dunoon and the Cowal peninsula.





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