



Presented to the market in walk in condition this UPPER CONVERSION offers great family accommodation over two levels. Gas central heating and double glazing throughout. Several features include private rear gardens, driveway and garage together with a further two private spaces at the rear. Hallway, lounge, dining room, dining kitchen, utility, three bedrooms (master ensuite) and bathroom.

**22B WELLINGTON STREET , DUNOON, PA23 7LA**

**OFFERS OVER: £120,000.00**

**Branch:** 4 Cathcart Square, Greenock, PA15 2BS

**Tel:** 01475 558421

**Email:** [cknox@blair-bryden.co.uk](mailto:cknox@blair-bryden.co.uk)

Presented to the market in walk in condition this UPPER CONVERSION offers great family accommodation over two levels. Gas central heating and double glazing throughout. Several features include private rear gardens, driveway and garage together with a further two private spaces at the rear.

Access to the rear of the property leading to vestibule entrance. Small plumbed utility for automatic washing machine. T shaped main hallway with original cornicing giving access to all accommodation. Storage cupboard. Tastefully decorated lounge to the rear with bay window allowing views towards the Clyde. Good sized family living area. Modern fitted dining kitchen hosting a variety of wall and floor units providing ample work and storage space. Tiles under wall units with complementing surfaces. The kitchen also hosts an island with storage and dining space. Bay window to the front providing natural light. Family dining room also located to the front. The master bedroom is a great sized double room with views towards the Clyde. Modern fitted ensuite shower room hosting w.c, wash hand basin and shower.

Carpeted stairwell to upper level with a beautiful Stained glass window providing natural light. Two storage cupboards.

There are two double bedrooms on the upper level both running from front to rear of the property with fabulous views. Both are great sized rooms with cam ceilings. Family bathroom hosting w.c, vanity unit incorporating wash hand basin and bath with shower over. Early viewing highly recommended

Set within ideal location, within walking distance to Dunoon Town Centre. Dunoon is a pleasant town set on Cowal Peninsula overlooking the Argyll Hills and beyond. Both primary and secondary schooling together with a range of shopping & dining facilities are available. Two ferry terminals are situated nearby with regular sailings to Gourock & McInroys Point allowing easy access to Glasgow and surrounding areas. Dunoon can also be reached by road via A82 from Glasgow.

#### ACCOMMODATION

Vestibule	1.18m(3'10")x1.05m(3'5")approx.
Hallway	4.92m(16'6")x3.69m(11'9")approx. at longest & widest
Lounge	4.43m(14'3")x4.42m(14'2")approx.
Dining room	3.69m(12'0")x2.58m(8'5")approx.
Dining kitchen	4.38m(14'4")x3.30m(10'10")approx.
Bedroom one	3.26m(10'8")x4.03m(13'2")approx.
Ensuite	2.23m(7'4")x1.60m(4'8")approx.

#### Upper level

Bedroom two	5.07m(16'5")x3.51m(11'6")approx.
Bedroom three	5.19m(17'0")x2.25m(7'4")approx.
Bathroom	2.95m(9'8")x2.23m(7'4")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

#### SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Carol Knox On 01475 558421 Or Harry Gray On 01475 558420.