



**McEwan Fraser Legal**

Solicitors & Estate Agents

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19 George Street

HUNTERS QUAY, DUNOON, ARGYLL AND BUTE, PA23 8JT



Holy Loch Memorial / Sunset over Holy Loch / View over Dunoon



LOCATION

This wonderful property is situated in the popular 'Hunters Quay' area. Dunoon is a thriving town which blossomed in the 19th Century to become a major Clyde seaside resort and a favourite holiday spot for Glaswegians. Throughout the summer months, many tourists still visit Dunoon and enjoy a walk along the promenade or a cruise down the Clyde.

As one of the main areas, Dunoon offers a range of amenities including a hospital, library, leisure centre and a variety of shops and supermarkets. Primary and secondary schooling are available within the town. Sporting activities in the area include excellent sailing, golfing, walking and both fresh and sea water fishing. Two ferry terminals are situated nearby, with regular sailings to Gourock and McInroy's Point, allowing very easy access to Glasgow and surrounding areas. Dunoon can also be reached by road via the A82 from Glasgow.

PROPERTY

Part Exchange available, the highly sought after area of Hunter's Quay, is this superb two bedroom semi-detached bungalow, all on one level. It is in truly exceptional condition and has been maintained and upgraded to an exacting standard by its current owners, who have created a fabulous low maintenance home, which is both flexible and adaptable. Once inside, discerning purchasers will be greeted with a first class specification. The property sits within level landscaped gardens, which have been designed for ease of maintenance and to also enjoy the wonderful outlook. This provides a private and safe environment for children.

The property can be accessed from both ends. A private lane to the side gives access to the rear of the property, thereafter a single garage and off-road parking for a number of vehicles. The front elevation of the property belies the accommodation internally, which comprises of an immediately impressive formal lounge, with a patio doors to the front aspect floods the room with natural light. This room is popular with all members of the family, it is the perfect zone to unwind in after a hard day. The modern kitchen has been fitted with a quality range of floor and wall units with feature display cabinets, integrated appliances and a striking work surface, creating a fashionable and efficient work space. There is also ample space for free standing appliances.

There are two bright and airy well proportioned bedrooms, both of which have a range of furniture configurations and space for additional free-standing furniture if required. An added bonus is the built-in wardrobes, creating excellent storage space. A contemporary shower-room completes the impressive accommodation.

Externally there are well maintained front and rear garden grounds. The gardens have been designed for ease of maintenance and to enjoy the outlook.

The high specifications of this family home also include double-glazing and gas central heating to ensure a warm, yet cost effective way of living all year round.



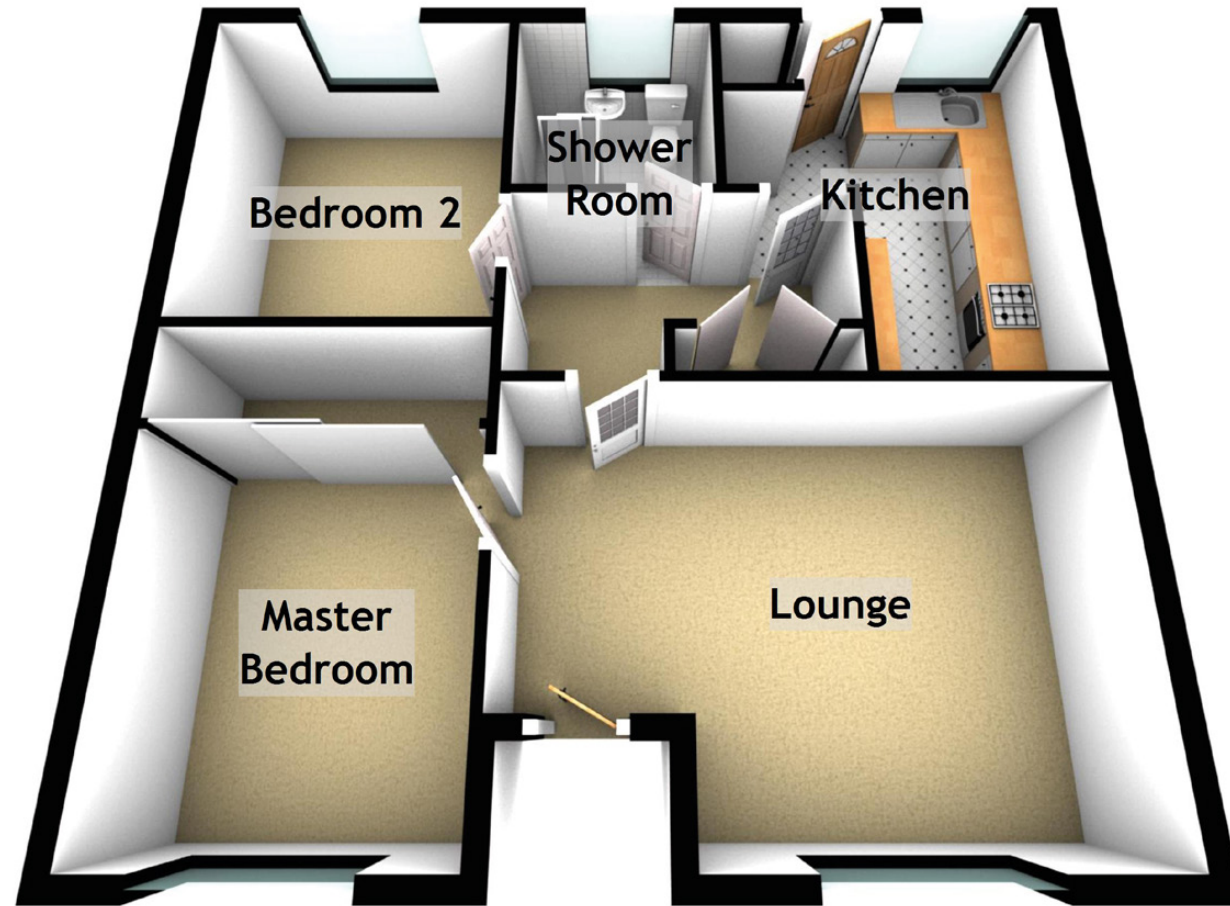
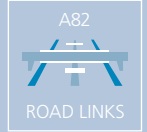
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LOUNGE & KITCHEN





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

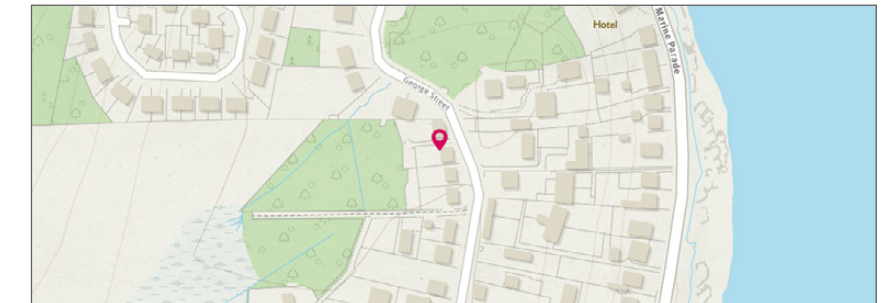
Lounge	5.20m (17'1") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 3.20m (10'6")
Master Bedroom	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Shower Room	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²) - 62m²

EPC Rating - D

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





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Part
Exchange
Available

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Text and description
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