



Two/Three bedroom Steading conversion in excellent condition

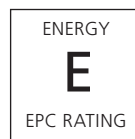
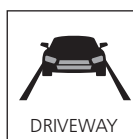


The Byre

Dalinelongart, Sandbank, Dunoon, PA23 8QS



Scan Here!





Dalinlongart

SANDBANK, DUNOON, PA23 8QS



The Byre is located in the grounds of Dalinlongart Farmhouse, just outside the picturesque village of Sandbank on the fringes of the Holy Loch. The village itself has an excellent primary school, village shop with post office, two pubs, bowling club and a children's play area. Benmore Botanic Garden and Loch Eck are just a couple of miles along the road. Pride of place in the village is occupied by the Holy Loch Yacht Marina and Holy Loch Sailing Club. Holy Loch has a long connection to competitive sailing and enjoys enormous popularity with local residents and visitors alike.

Dunoon, around three miles away, boasts all the amenities of a busy seaside town including a cinema, several supermarkets, restaurants, bars, doctors surgeries, hospital and veterinary clinic. Regular ferry services operate from Dunoon Pier to Gourock (20 minute crossing) which has regular bus and rail links to Glasgow and beyond making commuting possible. For the motorist, Western Ferries leave from Hunter's Quay to McInroy's Point providing access to the national road network. The Cowal Peninsula is, of course, also accessible via the A82 from Glasgow. The property sits on the bus route into Dunoon.





The Byre



Part-Exchange available and chain free! McEwan Fraser Legal is pleased to present this superb steading conversion to the residential sales market. The property has been substantially redeveloped in recent years and is one of a small complex of similar properties surrounding a central courtyard. Presented in very good internal order, the property boasts two or three substantial double bedrooms depending upon your chosen layout, two bathrooms and a vast entertaining space. The property would make a superb acquisition as a starter home, retirement home or as a holiday let.

You enter the property through a huge hallway with stairs to your front and reception room on the right. This vast room is neutrally finished and has a enormous amount of space and can accommodate several large pieces of furniture. There are double doors to the rear of the reception room which takes you through to a beautifully spacious kitchen diner. The kitchen has a range of base and wall mounted units alongside three walls providing ample prep and storage space for the aspiring chef. There is an electric hob, double oven, integrated dishwasher, fridge freezer and washing machine. There is ample space for a six or eight seat

dining table. Opposite the reception room there is a further substantial ground floor room which can serve either as a double bedroom or further generous public room. Ground floor accommodation is completed by a modern shower room making this an ideal property for someone with mobility problems.

The first floor boasts two very generous dual aspect double bedrooms which can both accommodate a range of free standing furniture. Should you be considering this as a holiday let, you will appreciate that you could provide both

rooms with more than one double bed. Finally there is a modern bathroom which is partially tiled and boasts a three piece suite.

Externally, there is a communal carpark plus room at the front door for loading and unloading. To the rear is a veranda with access to the communal courtyard.

This charming conversion is full of surprises. Small and quaint from the outside, it is vast internally and the flexibility of the accommodation needs to be seen to be fully appreciated.

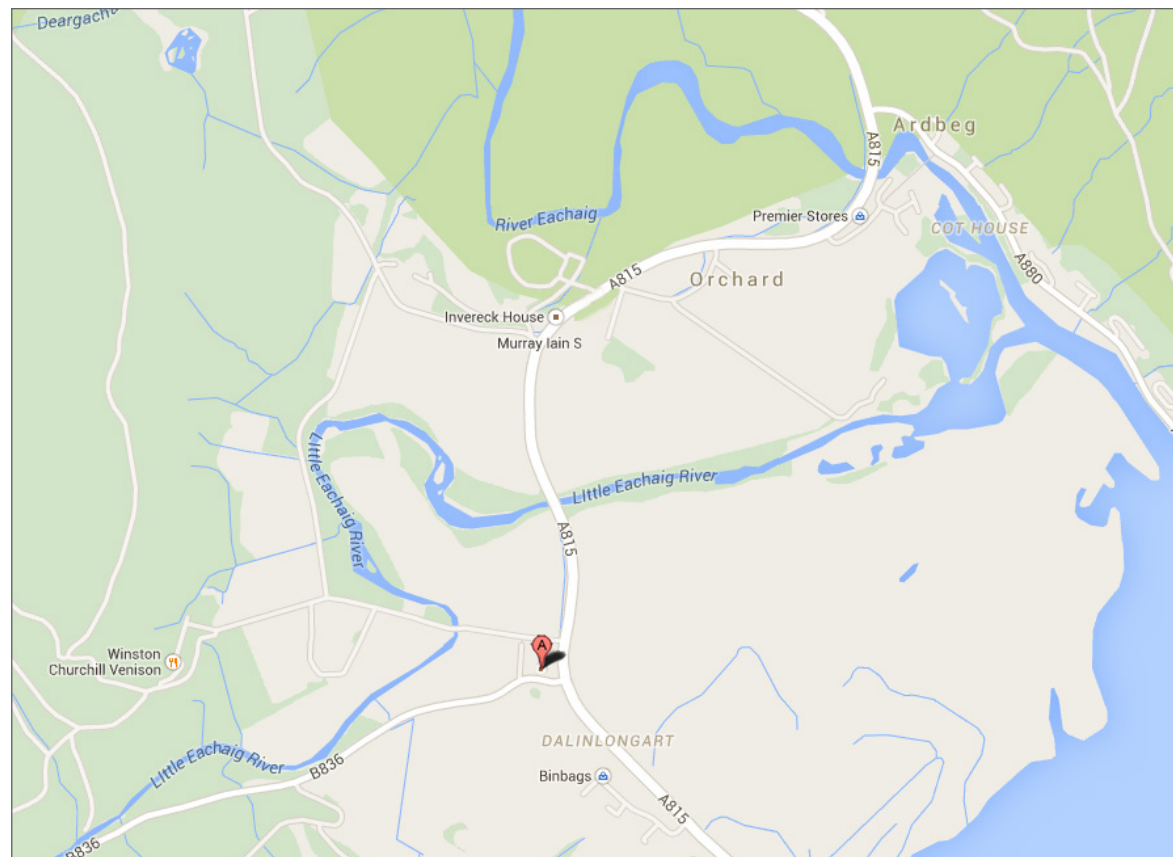
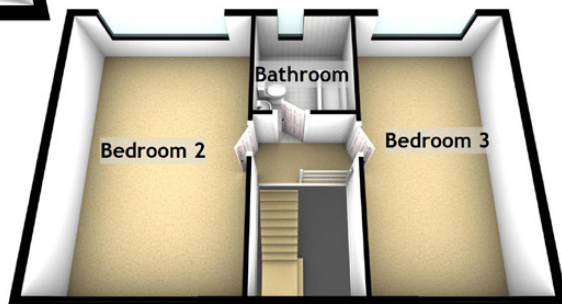
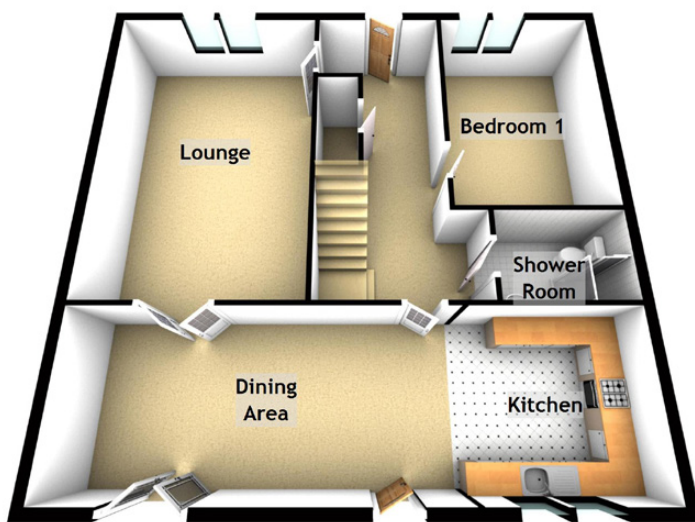




Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 4.10m (13'5")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Dining Area	5.20m (17'1") x 3.10m (10'2")
Bedroom 1	4.40m (14'5") x 3.10m (10'2")
Bedroom 2	6.20m (20'4") x 4.10m (13'5")
Bedroom 3	6.20m (20'4") x 3.40m (11'2")
Bathroom	2.40m (7'10") x 2.20m (7'3")
Shower Room	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²) - 158





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer