




McEwan Fraser Legal
Solicitors & Estate Agents
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54 Elizabeth Avenue

KIRN, DUNOON, PA23 8JD

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Elizabeth Avenue is situated in the popular pocket of Dunoon which 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 walks 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 is 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 McInroys Point, allowing very easy access to Glasgow and surrounding areas. Dunoon can also be reached by road via the A82 from Glasgow.

McEwan Fraser Legal are delighted to present to the market this spacious upper cottage villa, positioned on a popular street in Dunoon. The property offers spacious and light filled accommodation all on the one level. Once inside, discerning purchasers will be greeted with a first class specification.

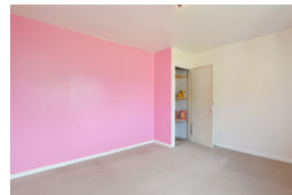
The apartment has been well designed to maximise

the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

In more detail, the accommodation comprises: Entrance hall with stairs rising to the landing, which allows access to all apartments. A bright and airy lounge with a pleasant outlook to the front of the property is flooded with natural light. The fitted kitchen offers a good selection of base and wall units with space for free standing appliances. There are two well-appointed double bedrooms both with ample room for free standing furniture if required. Access to the loft is from the upper landing and could be converted subject to obtaining the necessary planning consents. A contemporary bathroom suite completes the accommodation internally.

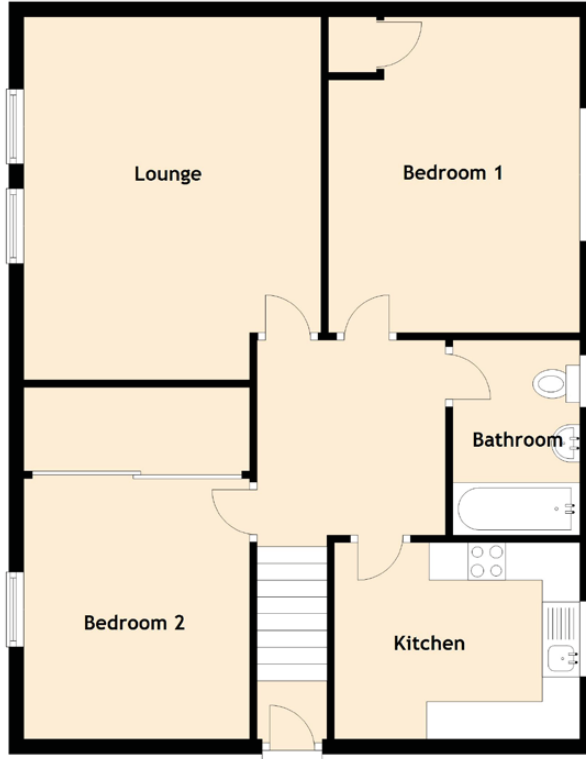
Externally, to the rear of the property, there is a private garden which is a real suntrap in the summer months and a popular spot with all members of the family.

Further features include gas central heating and double glazing for a warm yet cost-effective way of living all year round.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.84m (15'11") x 3.96m (13')
Kitchen	3.27m (10'9") x 2.62m (8'7")
Bedroom 1	4.21m (13'10") x 3.35m (11')
Bedroom 2	3.47m (11'5") x 3.01m (9'11")
Bathroom	2.60m (8'6") x 1.69m (5'7")

Gross internal floor area (m²): 66m² | EPC Rating: C

Extras (Included in the sale): All floor coverings, light fixtures and fittings, curtains and blinds.

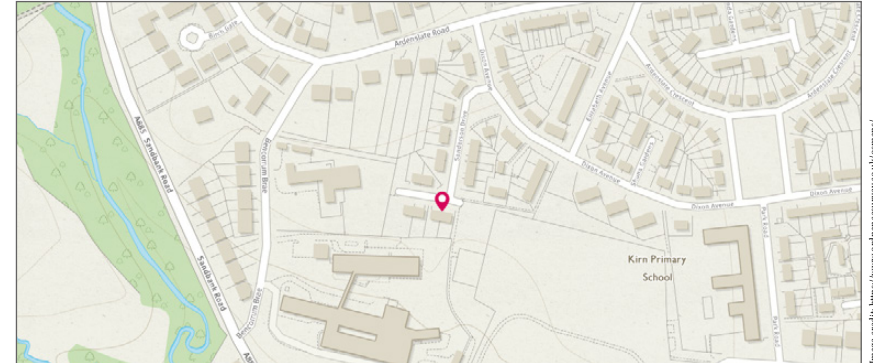


Image credit: <https://www.outlinecurry.co.uk/compa/>

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Text and description
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