



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**24 Sandbank Road**

DUNOON, ARGYLL AND BUTE, PA23 7RR





“a thriving town which blossomed in the 19th century to become a major Clyde seaside resort and a favourite holiday spot”



Greenvale, 24 Sandbank Road is situated in the popular pocket of Dunoon and is a thriving town which blossomed in the Victorian era 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 towns in Argyll, Dunoon is the gateway to the Highlands and Western Isles and 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. All of these facilities are within fifteen minutes walking distance from the property. Sporting activities in the area include excellent sailing, mountain biking, 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.





We are delighted to bring to the market this stylish and impressive two bedroom semi-detached bungalow.

Once inside discerning purchasers will be greeted with a first class specification. The property has been individually designed and comes complete with a bright and spacious interior. The current owners have created an architectural look and an internal aesthetic that is perfect for its enviable location. The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments.

This 'walkin' property would be well suited to first time buyers or downsizers. It has been successfully used most recently as a rental property, so any prospective buy-to-let purchasers could take advantage of its attractive, central yet rural feel. Property developers will also be tempted by the potential of an un-used large loft space suitable for a 3rd en-suite bedroom. As well as plenty of space to

extend into the back garden for a spacious dining area or open plan kitchen conservatory. The similar neighbouring properties have examples of these extensions, therefore planning, permission should be easily attained.

A welcoming hallway leads to all apartments. An impressive formal lounge is flooded with natural light from the picture window to the front aspect which also boasts an interesting outlook.

The kitchen has a modern range of floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient work-space. It is also further complimented with a host of integrated 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. The second bedroom could be transformed into a study/office

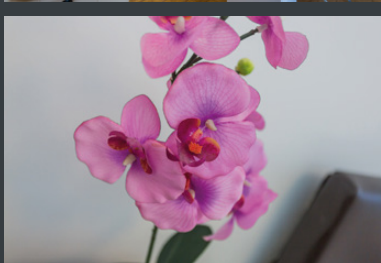
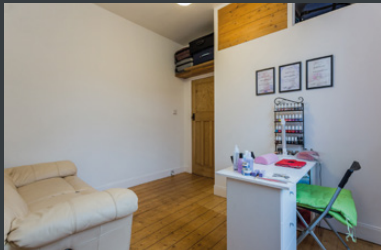
for those requiring working from home arrangements.

A family bathroom suite decorated in a traditional style using period fixtures, fittings and features, completes the impressive accommodation internally.

Deceptively so, the garden grounds feel enticingly spacious and rural, a real sun trap in summer months. The front garden has been recently landscaped to a high standard. Many an evening will be spent in the terraced rear garden, enjoying the peace and quiet. On the highest level, with a forest canopy providing shelter on one side and far reaching sea views on the other, there is an ample workshop. Ideal for inspiring any budding Diy enthusiast or Arts and Crafts artisans.

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





# Specifications

Floor Plan  
Room Dimensions  
Property Location

Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.30m (10'10")
Kitchen	3.50m (11'6") x 2.00m (6'7")
Master Bedroom	4.30m (14'1") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.40m (11'2")
Bathroom	3.00m (9'10") x 1.70m (5'7")
Shed/Workshop	3.90m (12'10") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Light fixtures and fittings, curtains and blinds, kitchen appliances.

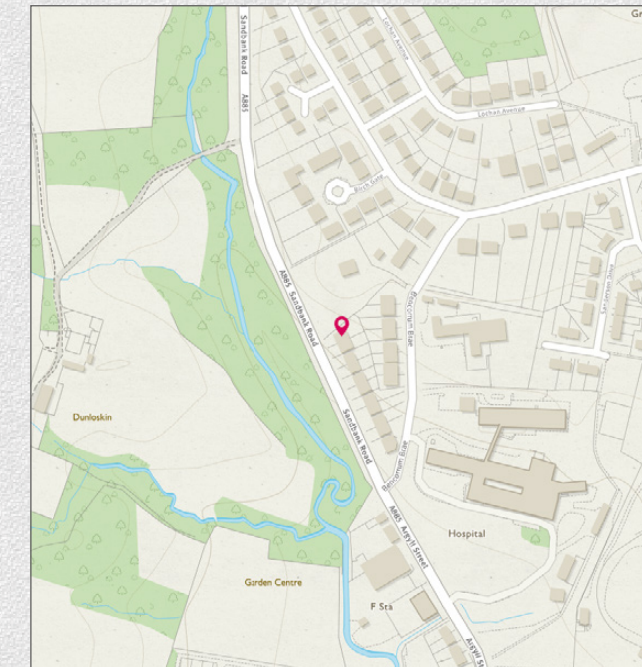
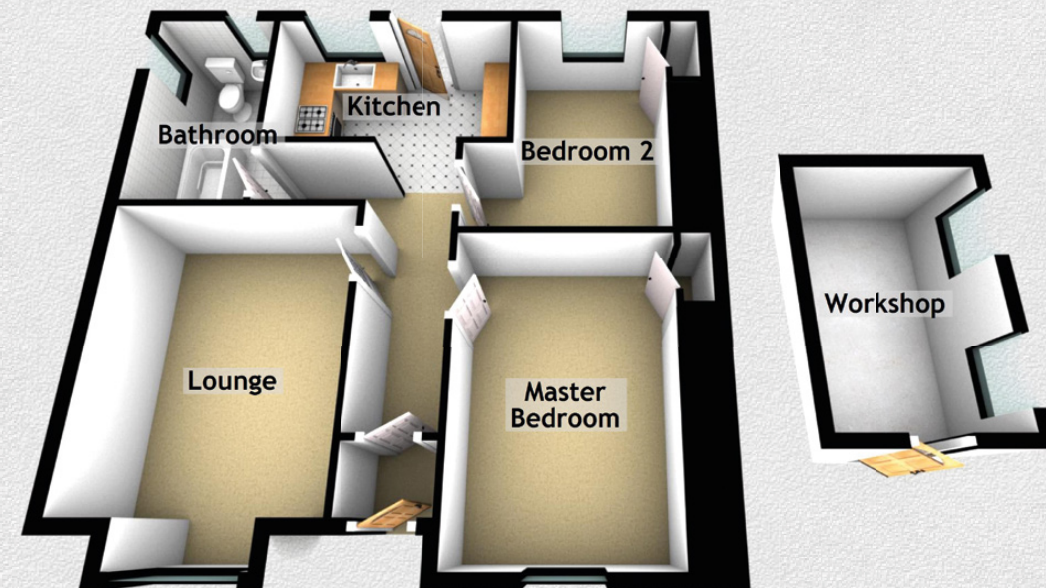


Image credit: <https://www.orthancsurvey.co.uk/samples/>





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