

4a Milton Road

DUNOON, ARGYLL AND BUTE, PA23 8AT



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to bring to the market this delightful, converted villa flat situated in an established, and highly sought-after location of Dunoon. It provides glorious views overlooking the River Clyde, and Bishop's Seat. Built on the upper level, the house provides extensive accommodation for a discerning buyer.



Stepping through the new front door, this home has many original features. The welcoming hallway leads you into a very sophisticated living space. The formal lounge of palatial proportions with both high ceilings and intricate ceiling cornicing features a fire and surround as its focal point, the perfect ambiance to unwind after a hard day. Four large windows flood the room with natural light.





The kitchen is open plan, meaning the chef is never too far away from the party, it has been fitted to include a quality range of floor and wall mounted units, with striking work surfaces, providing a fashionable and efficient workspace. It comes complete with a host of integrated appliances.





All three bedrooms are very well-proportioned, all with a range of furniture configurations and space for additional free-standing furniture if required.

For additional comfort, this home benefits from both double glazing and gas central heating which is sure to make this a cosy yet cost-effective home.





Bedroom 2





Bedroom 3





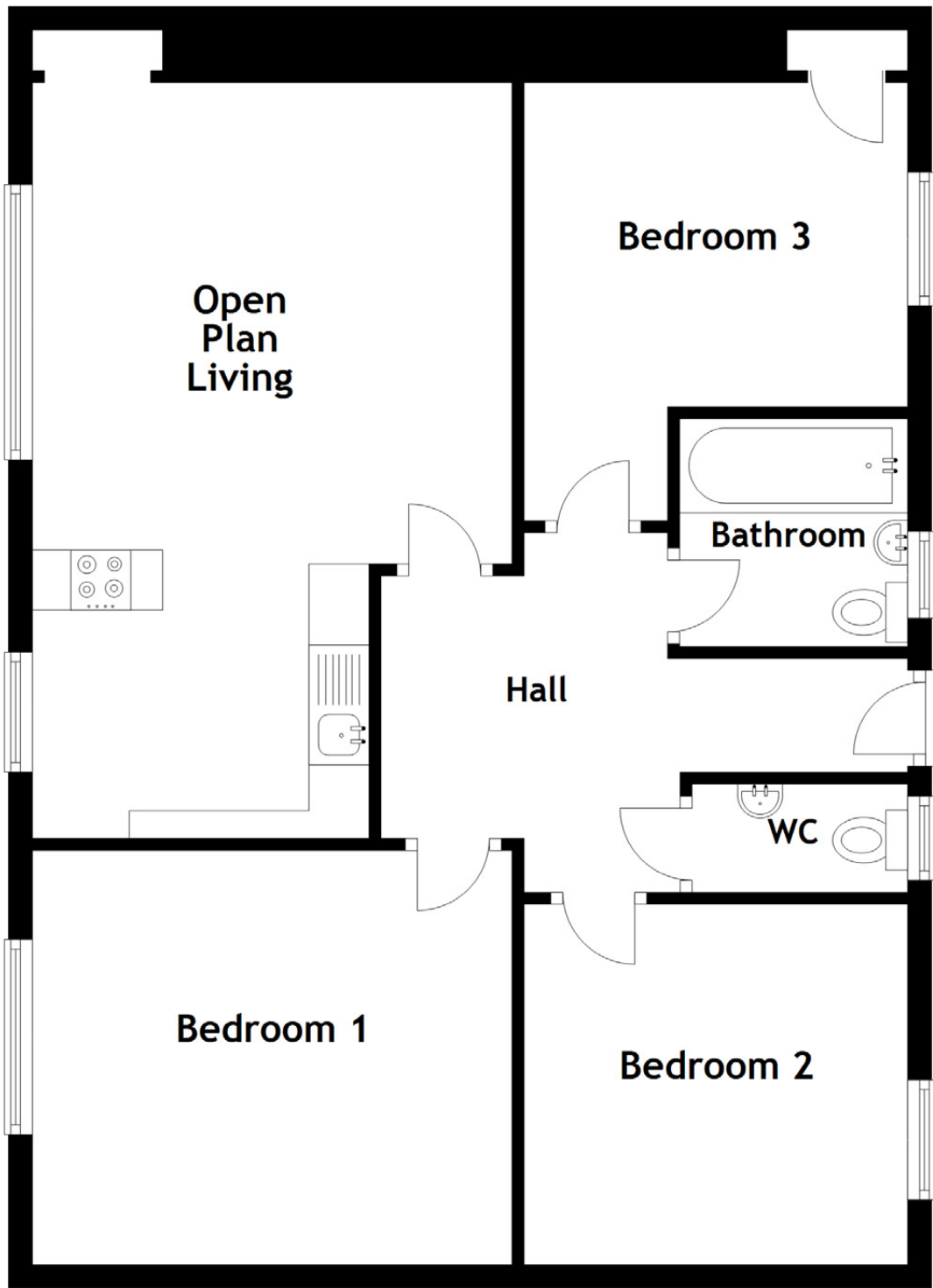
A contemporary family bathroom suite completes the impressive accommodation internally, and there is also a further WC for busy mornings when the bathroom is in high demand!





However, the real jewel in the crown for this property - is the fully converted loft which provides an abundance of extra space, whether it's to be used as extra accommodation, or somewhere to tinker with a hobby - you'll never be short of space in this brilliant flat.





Approximate Dimensions

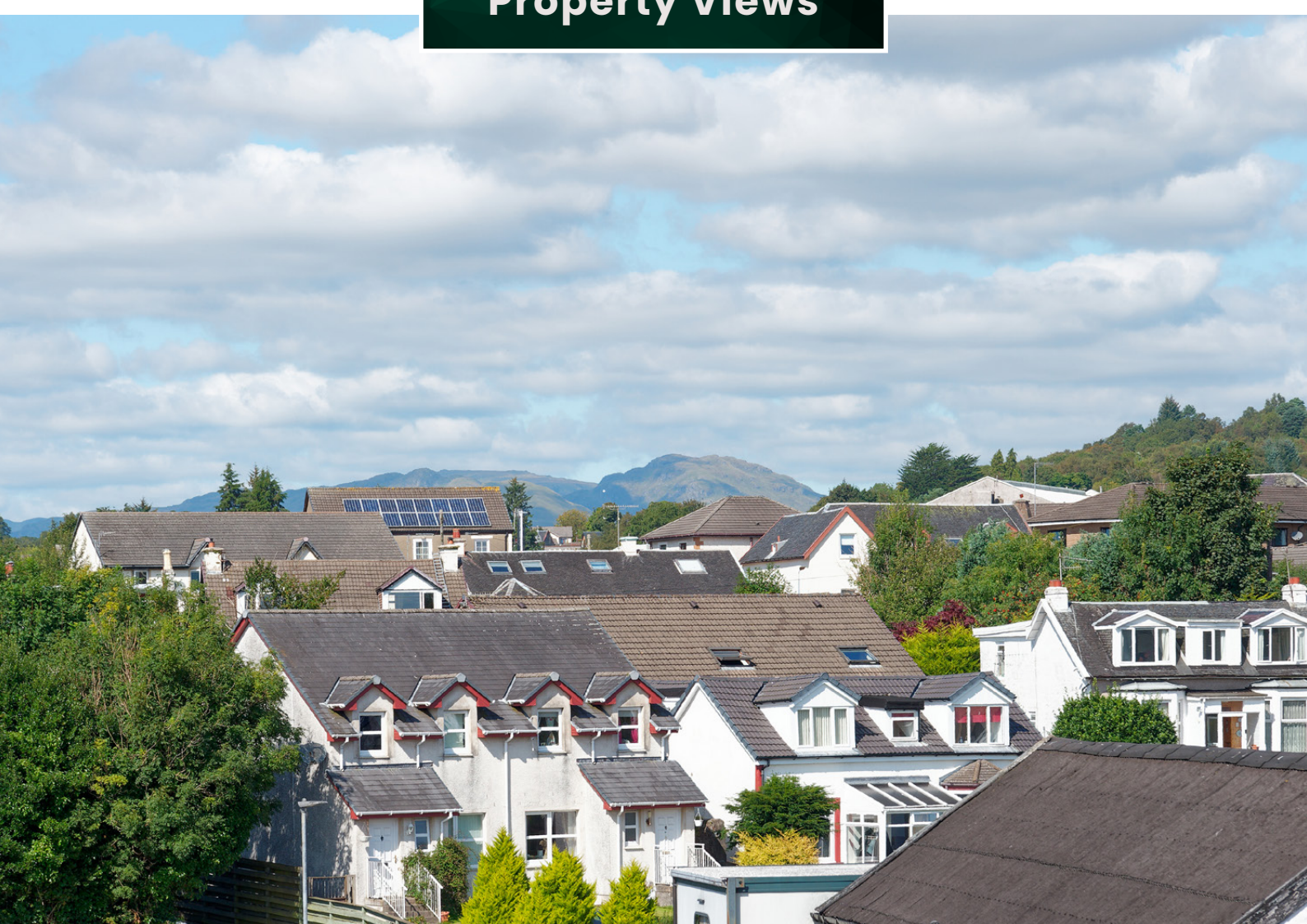
(Taken from the widest point)

Open Plan Living	6.30m (20'8") x 4.00m (13'1")	WC	1.80m (5'11") x 0.90m (2'11")
Bedroom 1	4.00m (13'1") x 3.45m (11'4")	Gross internal floor area (m ²): 72m ²	
Bedroom 2	3.20m (10'6") x 3.00m (9'10")	EPC Rating: D	
Bedroom 3	3.20m (10'6") x 2.70m (8'10")	Buyer's Premium Value: £2900	
Bathroom	1.90m (6'3") x 1.90m (6'3")		





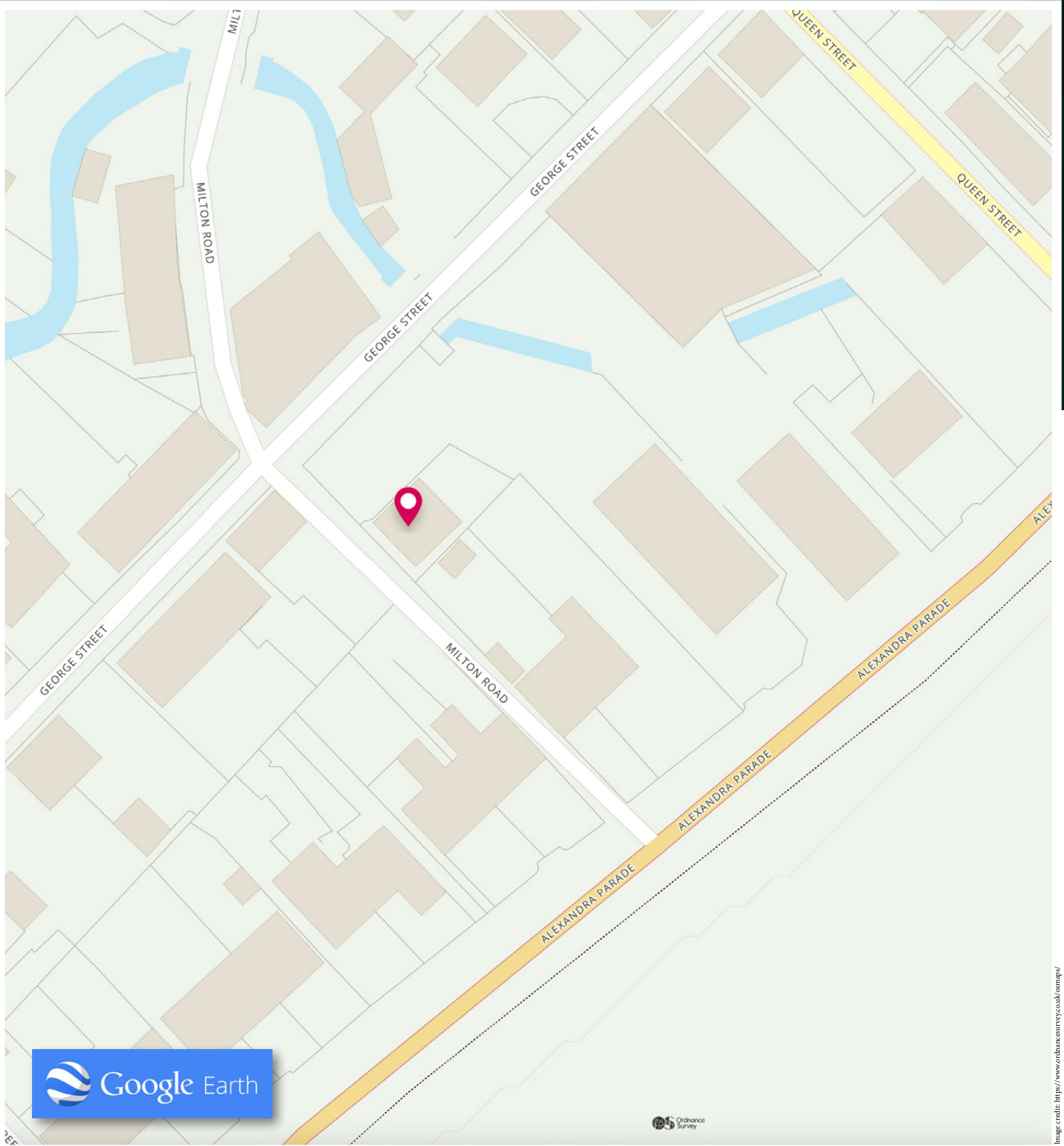
Property Views





4a Milton Road 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 in 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.



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