




McEwan Fraser Legal

Solicitors & Estate Agents

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8 Tigh-Na-Cladach

DUNOON, ARGYLL AND BUTE, PA23 7QD

THE LOCATION

Tigh-Na-Cladach 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 seawater 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.



THE PROPERTY

Part Exchange Available. This beautifully presented three bedroom semi-detached villa, is a particularly picturesque example of contemporary living, you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about. The perfect marriage of modern splendour with quality fixtures and fittings throughout; all fall under the spell. With the accommodation split over two levels, the property provides extensive accommodation.

Stepping through the main entrance, a welcoming hallway leads to the rest of the rooms on the ground floor level and sets the tone for the rest of this beautiful property.

The open plan lounge dining area and the kitchen has a wealth of modern charm. The room is flooded with natural light from the patio doors that overlook the rear garden and allow you to invite outside in.

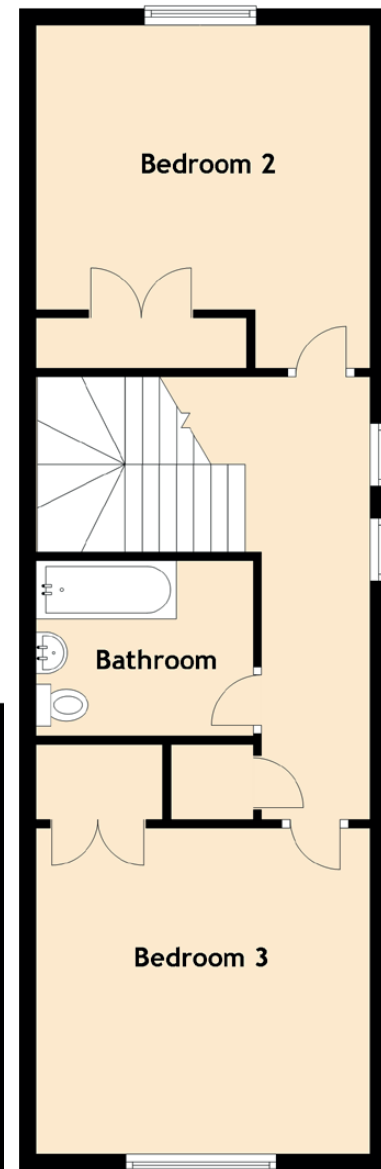
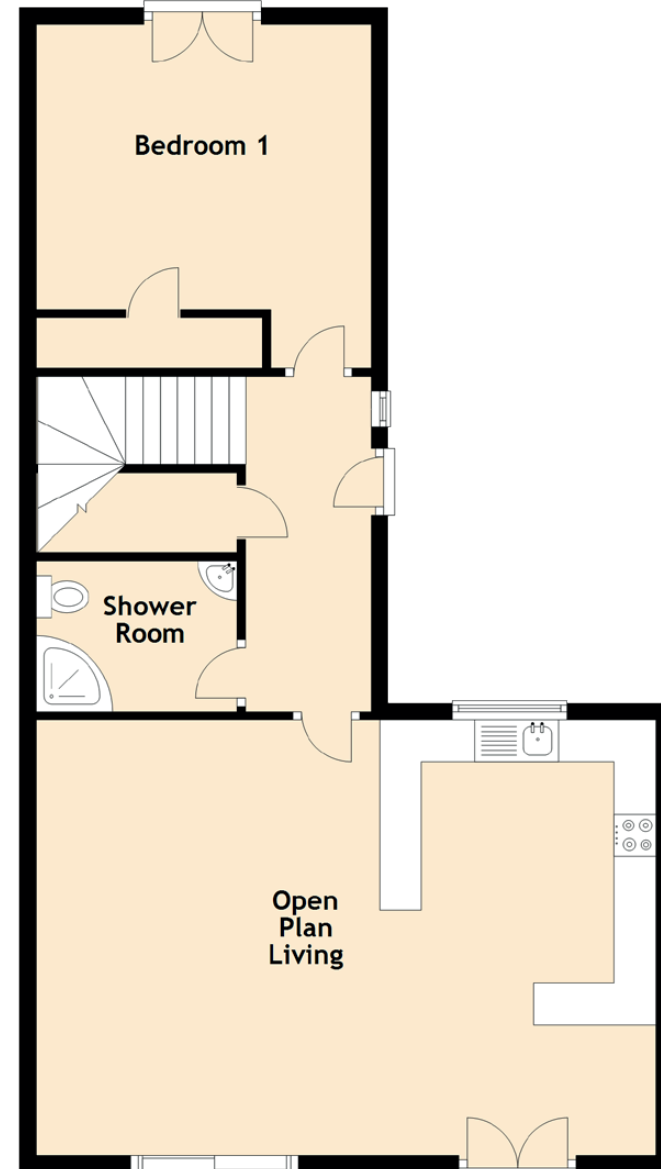
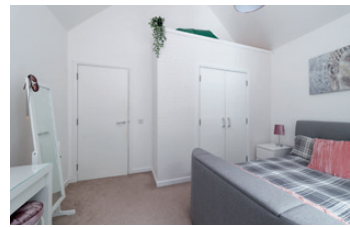
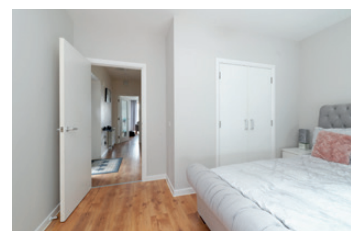
The breakfasting kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. There is plumber space for a host of free-standing appliances. The breakfast bar is the perfect place to relax with a coffee in the morning and enjoy the beautiful outlook. Bedroom three is pleasantly positioned on the ground level which provides

a range of furniture configurations. This room could be transformed to meet each individual purchaser's needs and requirements such as an office or a formal dining room. An impressive shower room completes the accommodation on this level.

The crisp and contemporary styling continues onto the first floor where you will find a further two bright and airy well-appointed bedrooms, both of which have a range of furniture configurations and space for additional free-standing furniture if required. A stunning family bathroom suite completes the impressive accommodation internally.

To the front of the property, a driveway provides off-street. The rear garden is a real sun trap and boasts a fantastic outlook.

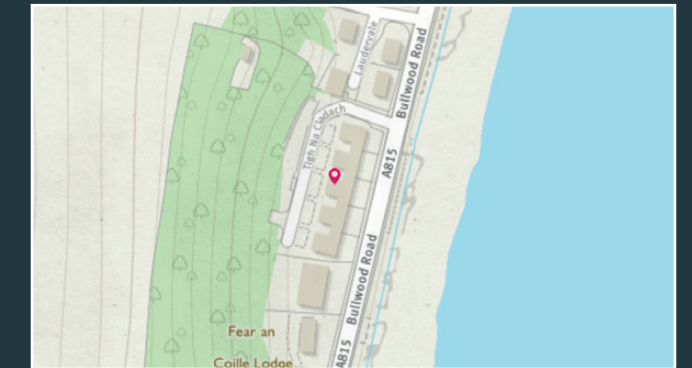
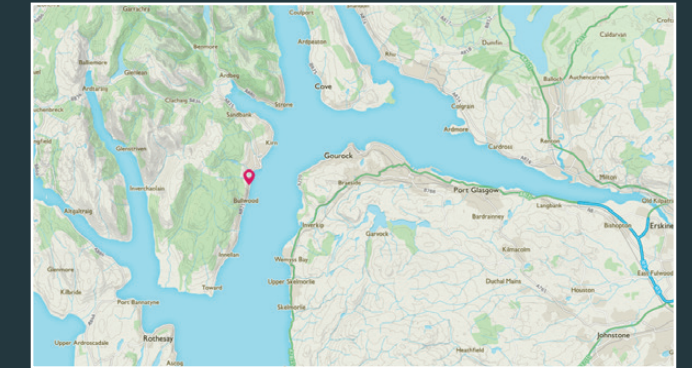




Approximate Dimensions (Taken from the widest point)

Open Plan Living	7.30m (23'11") x 5.11m (16'9")
Bedroom 1	4.11m (13'6") x 4.00m (13'1")
Bedroom 2	4.00m (13'1") x 3.30m (10'10")
Bedroom 3	3.90m (12'10") x 3.90m (12'10")
Bathroom	2.60m (8'6") x 2.10m (6'11")
Shower Room	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m²): 118m² | EPC Rating: C





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**Part
Exchange
Available**

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