

Kingsley, 1 Hunter Street

DUNOON, PA23 8DZ



A truly unique and charming six bedroom detached villa with outstanding views



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If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owner has transformed this villa to the highest of standards. This beautifully presented and individually designed six-bedroom detached villa, with a sweeping driveway that sets a grand stage for 'Kingsley' 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 and quality fixtures & fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

THE LOUNGE



Its luxurious fixtures & fittings give a glimpse of the quality features throughout. The formal lounge has a wealth of modern charm and is a beautiful place to relax after a night of fine dining with friends and family.

THE KITCHEN & UTILITY



The luxury kitchen has been professionally fitted to include a quality range of floor and wall-mounted units with a striking work surface - it also offers quality fixtures & fittings and is complimented with a host of integrated appliances - making this the ideal zone for an aspiring chef. An added bonus is the useful utility room. The conservatory is flooded with natural light and is the ideal place to sit if you want peace and quiet.



THE CONSERVATORY



The family room has a real 'cosy' feel to it with the feature fire and surround as its focal point and also boasts a beautiful outlook - this room is the perfect place to unwind after a hard day! Another impressive room is the formal dining room which is often used for hosting dinner parties - giving you the chance to impress your guests with your culinary skills - it's easy to imagine the fabulous evenings and good company the magnificent space has played host to. The fabulous family bathroom suite including an impressive stand-alone bath completes the accommodation on this level.

THE FAMILY ROOM



THE DINING ROOM



THE BATHROOM





Journeying upstairs, the crisp and contemporary styling continues. With a tastefully decorated theme on a bright and fresh layout, the six bedrooms on this level offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. The current owner has transformed one of the rooms into a snug/lounge. The property is very versatile and can be transformed to meet each purchaser's needs and requirements. A luxury shower room completes the impressive accommodation internally.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4



BEDROOM 5



BEDROOM 6/SNUG



Externally, the garden grounds are a sheer delight as well as the added bonus of off-road parking for a number of vehicles and a garage. Generous grounds are synonymous with the luxury inside complete this tranquil home. Stunning views of the Clyde can be seen from the garden and many an evening will be spent relaxing on the decking just taking it all in. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.

EXTERIORS & VIEW







FLOOR PLAN, DIMENSIONS & MAP



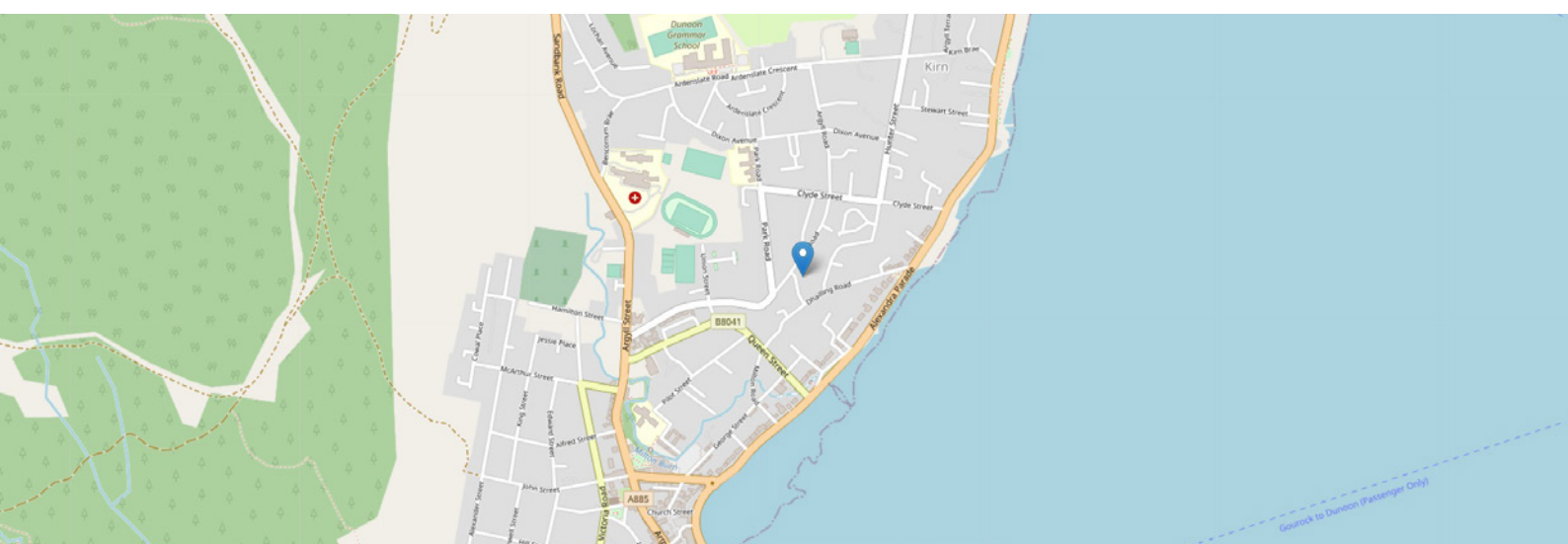
Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.50m (14'9")
Kitchen	4.10m (13'5") x 3.50m (11'6")
Utility	6.30m (20'8") x 2.90m (9'6")
Pantry	2.50m (8'2") x 1.90m (6'3")
Conservatory	2.90m (9'6") x 2.85m (9'4")
Family Room	5.15m (16'11") x 4.70m (15'5")
Dining Room	5.19m (17') x 4.10m (13'5")
Bathroom	2.30m (7'7") x 2.20m (7'3")
Shower Room	2.20m (7'2") x 2.00m (6'7")
Bedroom 1	4.70m (15'5") x 4.60m (15'1")

Bedroom 2	4.75m (15'7") x 4.60m (15'1")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")
Bedroom 4	4.15m (13'7") x 3.50m (11'6")
Bedroom 5	4.15m (13'7") x 3.35m (11')
Bedroom 6/Snug	3.00m (9'10") x 2.55m (8'4")
Workshop	8.00m (26'3") x 3.10m (10'2")

Gross internal floor area (m²): 271m² | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.



THE LOCATION

Kingsley, 1 Hunter Street is pleasantly positioned in a 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. Hunters Quay itself offers convenient access to one of the two ferries serving the area and is mostly residential but within easy reach of Dunoon with all of its amenities. Hunters Quay has its own General Store /Post office and Laundrette.





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 seawater 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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