




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Daisy Place

SANDBANK, DUNOON, PA23 8SH



A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED VILLA, SITUATED ON THE EDGE OF SANDBANK WHICH IS ON THE SHORES OF THE HOLY LOCH

3 Daisy Place is situated on the edge of Sandbank which is on the shores of the Holy Loch in Argyll. The property is situated with easy access to the Holy Loch Yacht Marina and the Holy Loch Sailing Club.

Dunoon 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 Mchnroys Point, allowing very easy access to Glasgow and surrounding areas. Dunoon can also be reached by road via the A82 from Glasgow.

Views of the Dunoon Coast, Sandbank Primary School, The Holy Loch Inn, Loch Eck



Lounge



Part Exchange available. McEwan Fraser Legal are delighted to introduce to the market this fantastic three bedroom detached villa which offers fantastic and flexible accommodation formed over two levels, with a beautiful outlook. The property has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear.

Once inside, discerning purchasers will be greeted with a first class specification. A welcoming hallway sets the tone for the rest of the property. An impressive lounge is flooded with natural light from the picture window to the front aspect whilst offering a pleasant outlook. The kitchen has a modern range of floor and wall mounted units with a striking worktop, creating a fashionable and efficient workspace. It also comes complete with a host of integrated appliances and space for free standing appliances. An added bonus is the recess space provided for a table and chairs. The utility room can be accessed from the kitchen. A three-piece bathroom with a jacuzzi bath completes the accommodation on this level.

The crisp and contemporary styling continues onto the first-floor level where you will find three bright and airy well-proportioned bedrooms with the master bedroom being further complimented with an en-suite. All bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A stunning family bathroom completes the impressive accommodation internally.

Externally, there are private front and rear gardens. To the front, there is a driveway providing off-street parking with a garage. The rear garden is a sheer delight, especially in summer months. Many an evening will be spent in this area enjoying the peace and quiet.

The high specifications of this family home also include double glazing and gas central heating for additional comfort.



Downstairs Bathroom



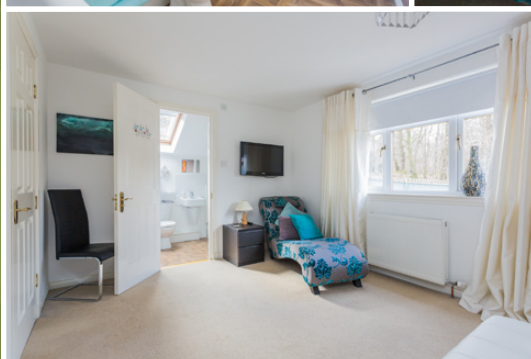
Shower Room



En-Suite



Master Bedroom



Bedroom Two



Bedroom Three

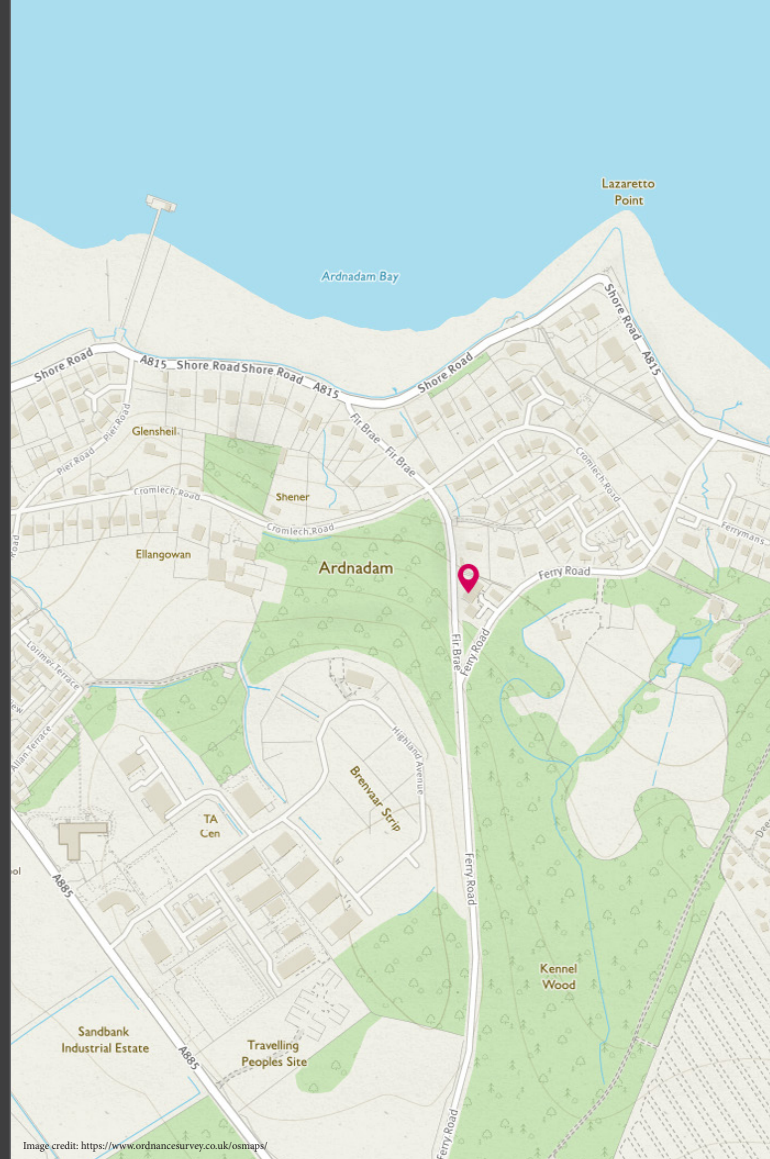


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

**Approximate Dimensions
(Taken from the widest point)**

Lounge	7.10m (23'4") x 3.80m (12'6")
Kitchen	5.70m (18'8") x 3.20m (10'6")
Utility Room	3.20m (10'6") x 1.20m (3'11")
Master Bedroom	5.60m (18'4") x 3.20m (10'6")
En-suite	3.20m (10'6") x 1.40m (4'7")
Bedroom 2	3.80m (12'6") x 3.50m (11'6")
Bedroom 3	3.80m (12'6") x 3.50m (11'6")
Shower Room	2.00m (6'7") x 1.90m (6'3")
Bathroom	2.40m (7'10") x 2.00m (6'7")
Garage	5.50m (18'1") x 4.10m (13'5")

Gross internal floor area (m²)

143m²

EPC Rating

C

Extras (Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture negotiable.





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Part
Exchange
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