




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

Ardoch

SANDBANK, DUNOON, ARGYLL AND BUTE, PA23 8QG



THE LOCATION



'Ardoch' 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 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. We are delighted to bring to the market this traditional four-bedroom house built in the 1800s, situated in an established and highly sought after location of Dunoon, overlooking the Holy Loch.

Split over two levels, the house provides extensive accommodation. Stepping through the main entrance, which has a host of features, invites you into the welcoming hallway that leads to the rest of the sophisticated living space on this level, its ornate cornicing gives a glimpse of the traditional features throughout. On this level, you will discover space at every turn. The formal lounge is of palatial proportions, with both high ceilings and intricate ceiling cornicing. It features a fire and surround as its focal point, and creates the perfect ambience in which to unwind after a hard day. The family room/snug is a great place to relax in and have some 'me time'. A utility room/ironing room is accessed from the family room/snug. The breakfasting kitchen 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. Another popular room is the formal dining room. It is easy to imagine the evenings of fine dining this zone has played host to when entertaining friends and family. A useful WC completes the impressive accommodation on this level.

Journey upstairs and you will discover four bright and airy well-proportioned bedrooms, all with a range of furniture configurations and space for additional free-standing furniture if required. A contemporary four piece family bathroom suite completes the impressive accommodation internally.

Externally, the property benefits from private gardens grounds with a driveway providing off road parking for several vehicles with a garage thereafter. Many a summers evening will be spent in the rear garden soaking up the sun and enjoying the peace and quiet.

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

BEDROOMS & BATHROOM



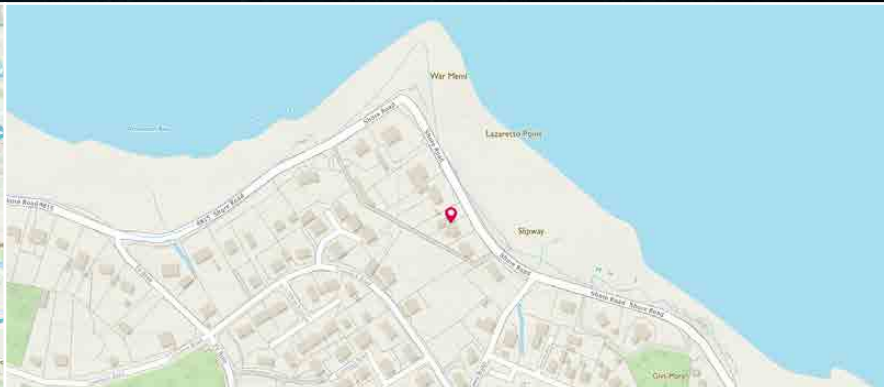
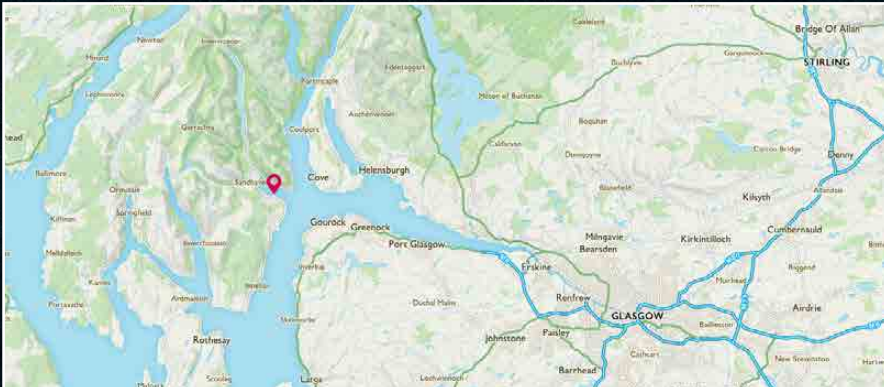
Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.20m (13'9")
Kitchen	4.40m (14'5") x 3.70m (12'2")
Dining Room	3.90m (12'10") x 2.90m (9'6")
Family Room	3.80m (12'6") x 3.50m (11'6")
Utility	2.60m (8'6") x 2.40m (7'10")
WC	2.00m (6'7") x 0.90m (2'11")
Garage	5.50m (18'1") x 3.30m (10'10")
Bedroom 1	5.60m (18'4") x 4.20m (13'9")
Bedroom 2	4.90m (16'1") x 4.30m (14'1")
Bedroom 3	4.00m (13'1") x 3.70m (12'2")
Bedroom 4	4.00m (13'1") x 3.00m (9'10")
Bathroom	4.10m (13'5") x 2.20m (7'3")

Gross internal floor area (m²): 172m²

EPC Rating: D

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





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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
DIANE KERR
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer