




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Calderwood

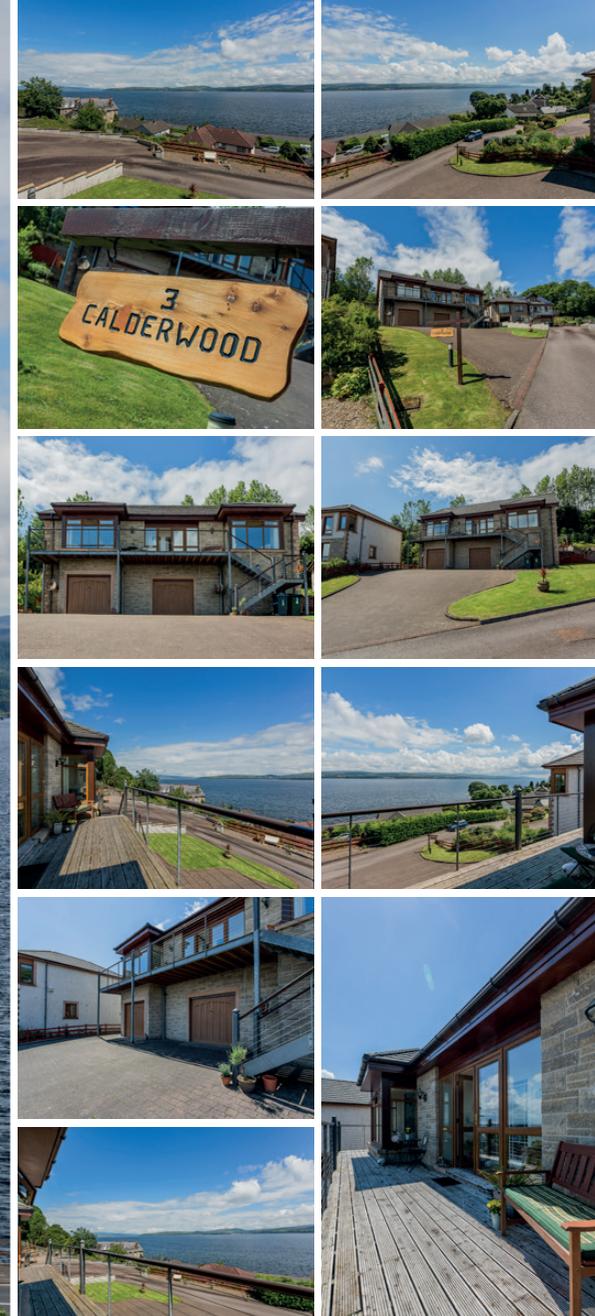
INNELLAN, DUNOON, PA23 7QA

INNELLAN // DUNOON // PA23 7QA

3 Calderwood 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 are 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.



EXTERIOR PROPERTY VIEWS

3 CALDERWOOD

Part Exchange Available. 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 set the stage for number 3 Calderwood. This beautifully presented and individually designed four bedroom detached bungalow, with a sweeping driveway is 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. With the accommodation all on the one level, 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.

Its luxurious fixtures & fittings give a glimpse of the quality features throughout. The formal lounge has a wealth of modern charm and has a real 'cosy' feel to it with the feature fire and surround as its focal point. The room is flooded with natural light and also boasts a spectacular, uninterrupted view of the Clyde this room is the perfect place to unwind after a hard day. The breakfasting kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface and complimented with a host of integrated appliances making this the ideal zone for an aspiring chef. The breakfast

bar will be popular when mum's breakfast is on the go. A useful utility room is positioned next to the kitchen. Another impressive room is the formal dining room and 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 a host to. The crisp and contemporary styling continues into the four bright and airy well appointed bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required. Three of the bedrooms are further enhanced with built in wardrobes, creating excellent storage space. The master-bedroom is further complimented with a shower ensuite and an impressive outlook. Access to the loft is provided from the hallway. This is great space which could be transformed into additional accommodation if required. A contemporary four piece family bathroom suite completes the impressive accommodation internally.

The garden grounds to the front and rear have been well maintained and looked after. A sweeping driveway leads to the house providing off road parking, thereafter a large garage. This property is extremely versatile and certain areas can be transformed to meet each and every individual purchaser's needs and requirements. Generous grounds synonymous with the luxury inside complete this tranquil country home. Double glazing and gas central heating is provided throughout to create a warm, yet cost effective way of living all year round.



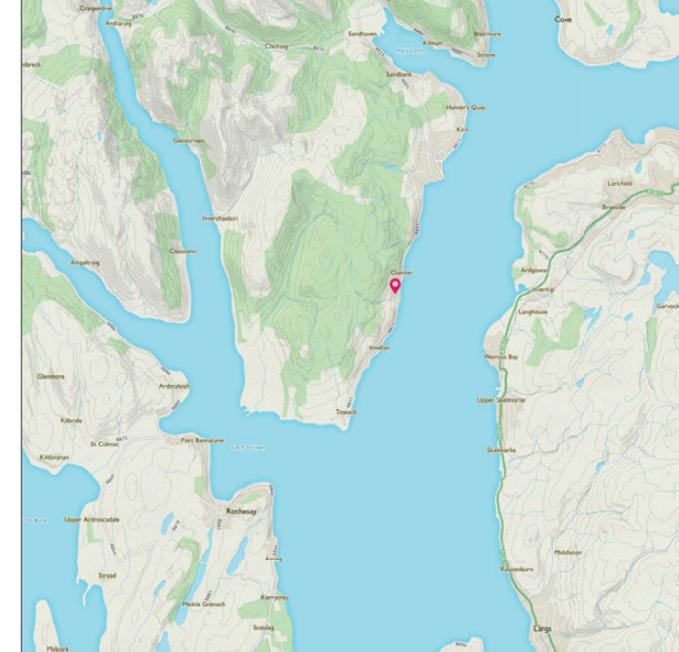


MASTER BEDROOM & EN-SUITE

BEDROOMS BATHROOM & GYM

SPECIFICATIONS

FLOOR PLAN / LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 5.22m (17'2")
Dining Room	4.67m (15'4") x 2.40m (7'10")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Dining Area	3.60m (11'10") x 2.77m (9'1")
Utility	3.60m (11'10") x 1.60m (5'3")
Master Bedroom	4.80m (15'9") x 3.80m (12'6")
En-suite	2.70m (8'10") x 1.10m (3'7")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.60m (11'10") x 3.17m (10'5")
Bedroom 4	2.90m (9'6") x 2.80m (9'2")
Bathroom	2.90m (9'6") x 2.20m (7'3")
WC	2.90m (9'6") x 1.07m (3'6")

Gym	5.50m (18'1") x 4.00m (13'1")
Floored Loft	7.10m (23'4") x 5.20m (17'1")
Garage 1	7.00m (23') x 5.66m (18'7")
Garage 2	5.80m (19') x 3.50m (11'6")

Gross internal floor area (m²) : 156 m²

EPC Rating : C

Extras
(Included in the sale)

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

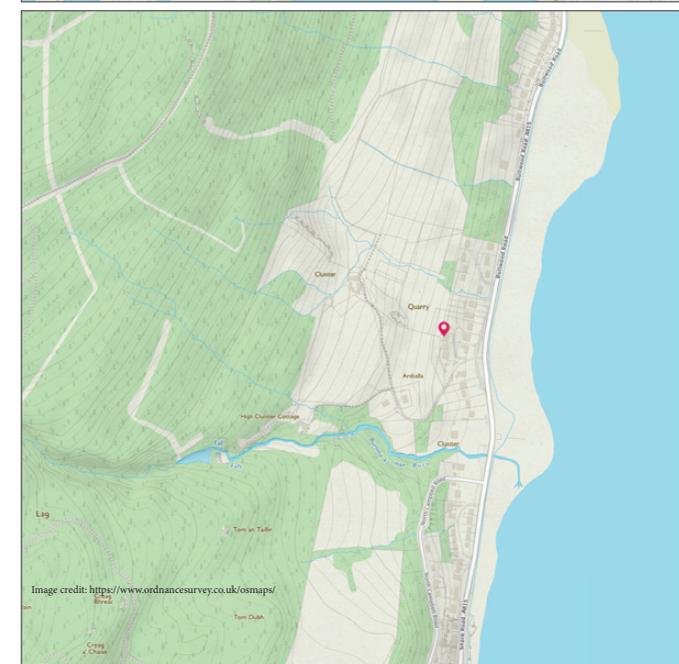
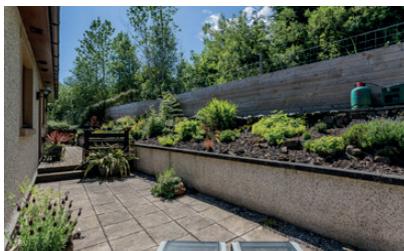


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Part
Exchange
Available

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Text and description
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