3 BED COTTAGE

FIXED PRICE £135,000



Glenfyne Cottage, Queen St, Dunoon, PA23 8AU

- 3 bedroom
- Fantastic sunroom
- Walk in condition
- Gas central heating
- Early completion possible
- Council Tax - b EPC c
- Sea Views from garden
- Wood stove
- Central Location

Dunoon Property

dunoonproperty.com













Dunoon Property













Dunoon Property

Glenfyne Cottage, Queen St, Dunoon, PA23 8AU

Vestibule
Enter from uPvc front door, Loft hatch, Radiator , coat hanging hooks,
Vinyl tiled effect flooring. Shelving at high level.

Bedroom 2.80m x 2.75 m at widest points
Accessed from the vestibule, nice bright single bedroom with ensuite. Window to the front, carpeted, radiator. Wee cupboard which houses the electric consumer unit and fuse box .

Ensuite 2.74m x 0.95m at widest points
W.C wash hand basin, walk in shower , with shower curtain.wet wall paneling ,Ceiling light. Extractor fan

Lounge 3.60m x 2.55m at widest points
Accessed from the vestibule, Well apointed lounge with focal point fire place , Window to the front, carpeted. Pendant light. Radiator. door way leads to the inner hall.

Hall
Radiator . Fixed shelving. Loft hatch. Pendant light . Access to the bathroom 2nd bedroom and door way to the kitchen and rd bedroom

Bathroom 2.25m x 1.70 m at widest points
Full bathroom with bath with shower over W.C wash hand basin, window with privacy glass, new vinyl tiled effect flooring.

Bedroom 4.30m x 2.80m at widest points
Good sized double bedroom with Velux window . Window to the back.
Spot lighting . Carpeted . Radiator.

Bedroom 2.60m x 2.50m at widest points
Access from the inner hall , double bedroom, Velux window, radiator. New carpet, pendant light. Space for furniture

Kitchen 3.10m x 2.95m at widest points
Fitted kitchen with matching base and wall units with contrasting worktops. Space for white goods, Stainless steel sink with window over . Cooker with stainless steel Splash backs and extractor hood. Space for upright fridge freezer. Doorway to utility room.

Utility room off kitchen
The gas combi boiler is located here, fitted worktops with space below for washing machine . Additional shelving , good storage

Sunroom 5.45m x 2.75m at widest points
Stunning tranquill sunroom , back door to the side pathway .
Features a Wood stove, French doors to the back garden. Well designed wood panel curved ceiling , bright and spacious , space for table and chairs

Garden
Great for the keen Gardiners .landscaped delightful garden rockery, with vegitable beds , part wild garden with pond, lawned area, with garden lodge , Wee Storage shed and wood store. Out side tap.

Early viewings are highly recommended strictly by appointment
For Further details and to arrange a viewing call,
email or TEXT 24/7 Marco +447801 711 361 Email marco@dunoonproperty.com

Disclaimer
Whilst we endeavor to make these as details as accurate as possible, they do not form any part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken using a digital/sonic measuring device and are mostly taken to the widest points. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or if you simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in everyway possible

Dunoon Property
Dunoon
Argyll and Bute

PA23 7HA

Telephone: 01369 760321
Email: mail@dunoonproperty.com
Website: dunoonproperty.com