

3 BED GROUND FLAT

OFFERS IN EXCESS OF £95,000



5 Kilmun Court, Midge lane, Kilmun, PA23 8SF

Ground Floor

Parking

3 bedrooms

High Ceilings

ensuite

Council Tax - a EPC d

Loch Views

Front and back doors

Parking

Communal gardens



dunoonproperty.com

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Kilmun Court is set within an idyllic location at the head of the Holy Loch over look the River Echaig.

Enter via private gated front enclosure to the front entrance

Entrance Hall 4.00m x 1.40m at widest points

Hallway provides access to both front and back doors, lounge and arched door way to the back hall with access to bathroom and 3 bedrooms

Wall mounted panel heater. Ceiling light, carpeted. Large cupboard which houses the electrics and the hot water storage tank , window to back court yard provides natural light to the hall

Lounge 7.34m x 3.10 m at widest points

Bright and spacious with high ceiling, Open lounge, kitchen diner. Dual aspect Windows to both front and back
Laminate wood effect flooring. Wall mounted modern style electric fire

Kitchen 3.10m x 2.85 m at widest points

two glass paned doors to the lounge from the hall. Fitted kitchen with matching base and wall units with contrasting worktops Stainless steel sink with mixer taps and side drainer. Space for dishwasher and washing machine. Ceramic hob with electric oven. Stainless steel extractor hood. Tiled splash backs. Dresser unit with worktops with drawers and cupboard below separates part of the room.

Bedroom 3.70m x 2.50m at widest points

Window to the front. Recessed fitted wardrobes with mirror sliding doors shelves and hanging rails. Pendant light .
Partial views

Bathroom 2.55m x 1.83m at widest points

W.C Wash hand basin on pedestal, bath with electric shower over and shower screen. Extractor fan. Fan heater and heated towel radiator. Carpeted

Bedroom 2.90m x 2.40m approx. at widest points

Located to the back with Window to the back, wall mounted panel heater. Carpeted Pendant light.

Bedroom 2.45m x 3.90m at widest points

Double bedroom with large Window to the back
ensuite with WC wash hand basin wall mounted mirror .

Great out door space with well kept communal garden grounds , two car parking areas. Forest walks to the botanic gardens

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