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3 Ardhallow Cottages

96 Bullwood Road, Dunoon, PA23 7QL

Offers Over
£180,000

3 Ardhallow Cottages

Corrigall Black are excited to present to the market this wonderful, 3 bedroom, 'Dorran' bungalow which sits in an elevated position with outstanding views over the River Clyde and is set in a much sought after location in Bullwood, just outside the main town of Dunoon. Comprising kitchen, open plan lounge/dining area, entrance vestibule, study and 3 double bedrooms with master ensuite, the property benefits from double glazing and GCH. Outside there is raised decking easily accessed from sliding doors in the lounge, off road parking in front of a garage area and substantial garden grounds. As it enjoys such an enviable location we anticipate a high level of interest in this property and therefore strongly recommend early viewing.

The Location

The property is situated in a prime location a short distance from the popular seaside town of Dunoon. The region is steeped in history and surrounded by natural beauty which is enjoyed by outdoor enthusiasts engaging in activities such as sailing, kayaking, paddle boarding, wild swimming, hill walking and mountain biking. Dunoon is home to a wide variety of facilities including a swimming pool, golf course, bowling greens, hospital, GP surgeries, primary and secondary schools, supermarkets and a unique array of shops, cafes, pubs and restaurants. Dunoon has a regular passenger ferry to Gourock, where there is a train link to Glasgow. The Western Ferries, situated in nearby Hunters Quay, run a vehicle ferry to Gourock with boats leaving as often as every fifteen minutes during peak periods.

Features

- DETACHED DORRAN BUNGALOW
- OUTSTANDING SEA VIEWS
- GARAGE
- PRIVATE GARDEN GROUNDS
- ELEVATED DECKING
- ENSUITE MASTER
- STUDY
- G.C.H
- EARLY ENTRY AVAILABLE





Entrance Vestibule

The driveway sweeps up towards the home and there is access to the property through doors to the front and side. The main door is located to the side of the property and it opens into the entrance vestibule which has a window and provides an ideal space for storing outdoor clothing and shoes. The vestibule leads through to the kitchen while the other entrance door at the front of the property provides access to the open plan dining/lounge area.

Kitchen

The kitchen benefits from a good sized window, overlooking the rear garden area, which allows natural light to flood in to the room. Comprising ample floor standing and wall mounted units, sink, larger style cooker and extractor hood and space for appliances the kitchen also has a variety of useful storage cupboards. The room has a warm feel with wood effect flooring and attractive wood panelling on the ceiling. The boiler is situated in a cupboard within the kitchen.

Hallway

From the kitchen a glazed panel door leads through to the substantial hallway from where access to all other rooms can be gained.

Lounge/Open Plan Dining Area

This bright welcoming lounge enjoys outstanding views over the lawned front garden and towards the River Clyde, creating a beautiful space to sit back and relax in comfort. A stove adds to the ambiance of the room as well as bringing a delightful warmth on colder winter nights. There is direct access to a raised decking area via a sliding glazed door, fantastic for entertaining and enjoying the outdoor space which is ideal for barbecues on a summers day. The lounge enjoys archway detailing, adding to



the appeal of this sociable open plan area, that leads through to the flexible space which would be ideal as a dining area.

Bedroom 1

This double bedroom has good storage options and a window overlooking the rear garden.

Bedroom 2

This further double bedroom enjoys wonderful sea views and has an additional storage cupboard.

Bedroom 3/Master

This double bedroom benefits from an en suite tiled shower room and a great sized walk-in storage cupboard. The master bedroom also has dual aspect windows with the window to the front of the property providing fantastic garden and sea views.

Study

This bright room would be ideal as a study and it has additional storage and a window looking out over the rear garden.

Bathroom

Comprising bath, toilet, wash hand basin, and privacy glass window, this partially tiled family bathroom has appealing wood flooring.

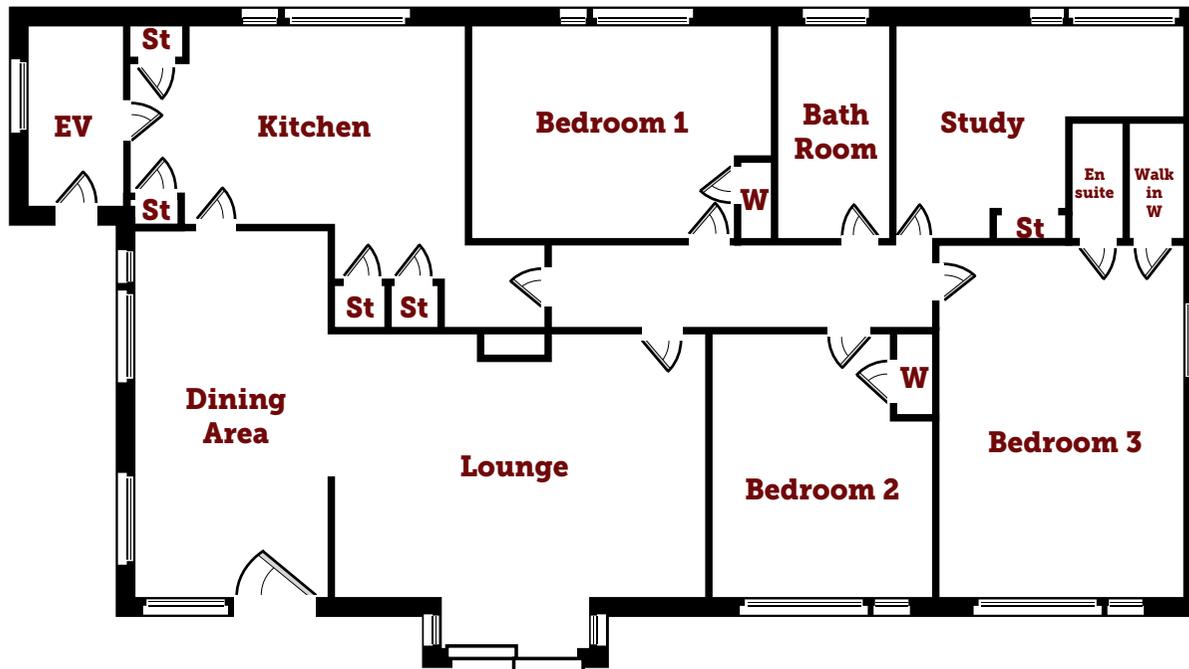
Outside

The property is situated on a substantial plot, enjoying wonderful sea views. The well maintained garden grounds to the front and back are ideal areas to enjoy the outdoors and for children to play. The property benefits from a garage and there is also excellent outdoor storage space.

Measurements

Entrance Vestibule	2.46 m X 1.19 m / 8'1" X 3'11" A.W.P
Hallway	4.98 m X 1.04 m / 16'4" X 3'5" A.W.P
Lounge	5.41 m X 3.64 m / 17'9" X 11'11" A.W.P
Dining Area	4.66 m X 2.54 m / 15'3" X 8'4" A.W.P
Kitchen	4.14 m X 3.86 m / 13'7" X 12'8" A.W.P
Bedroom 1	3.71 m X 2.75 m / 12'2" X 9'0" A.W.P
Bedroom 2	3.35 m X 2.84 m / 11'0" X 9'4" A.W.P
Bedroom 3/Master	4.31 m X 2.96 m / 14'2" X 9'9" A.W.P
Study	2.75 m X 2.75 m / 9'0" X 9'0" A.W.P
Bathroom	2.77 m X 1.81 m / 9'1" X 5'11" A.W.P
Ensuite	1.7 m X 0.91 m / 5'7" X 3'0" A.W.P

Floor plans are indicative only - not to scale.



Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.

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