

3 BED DETACHED VILLA

OFFERS IN EXCESS OF £185,000



Sunnyside, High Road, Sandbank, PA23 8PX

Detached Villa

Sea views

Large garden grounds

Basement Cellar

5 bedrooms

Council Tax - d

EPC _F

Front and back gardens

Off road parking

Basement workshop



dunoonproperty.com



**Dunoon Property**



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Hall 5.00m x 1.95 at widest points

Access lounge, bedroom, dining room, Kitchen, hall cupboard. Door to back hall and the back stairs leading to the cellar and garden, radiator. The consumer unit and fuse box is located by the front door

Lounge 4.00m x 4.30m at widest points

Bay window, large walk in cupboard with shelving and coat hooks, , focal point fire place, detailed cornice, centre rose. picture rail, carpeted , pendant light

Bedroom 4.00m x 3.92m at widest points

Ground floor double bedroom, Window front, Fire place with cast iron inset, cornice, centre rose wooden floor.

Dining 4.36m x 3.63m at widest points

Window to back, fitted recessed dresser unit with drawers and shelving. Original Fire place , 2x pulleys, Radiator , carpeted , pendant light

Kitchen 3.55m x 3.33m at widest points

Fitted kitchen with matching base and wall units with contrasting worktops, stainless steel sink with mixer taps, Window to the back, ceramic hob electric oven, extractor hood, ceramic tiled floor, 2x pendant lights, Space for table and chairs and upright fridge freeze

Back hall

Shower room 2.08m x 1.05m at widest points

Corner shower enclosure with mains powered shower, part wet wall, W.C wash hand basin, wall mounted mirror, window to the back, tiled floor, window to the back

Stairs to upper 3 bedroom and family bathroom.

Back door with steps leading down to the garden and large cellar.

Bedroom 3.80m x 3.90m at widest points

Double bedroom located to the back, traditional bay window with views to the Holy Loch and beyond, latterly used as an office .

Bedroom 3.60m x 3.05m at widest point

Located to the back ,with bay window fire place, window seat. Pendant light . Great views to the Holy Loch

Bathroom 2.08m x 1.47m at widest points

Family bathroom. WC. bath with shower over , wash hand basin radiator, window to the back with views to the Holy Loch

Bedroom 5.13m x 3.50m at widest points

Bay window to the front wooden flooring, Fire place with cast iron inset, cornice, radiator

Bedroom 4.55m x 3.35m at widest points

Fire place wooden flooring pendant light. Window to the front

Basement workshop

Large full height basement workshop . The gas combi boiler is located here

Garden

Front garden and Extensive back garden with raised beds mature hedges , bushes and shrubs, Featuring the burn to the north most side > Massive potential for landscaping , green houses etc

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

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