

3 BED SEMI-DETACHED

OFFERS OVER £165,000



4 Duncans Cottages, Grahams Point, Kilmun, PA23 8RY

Stunning Views

EPC d

Sought after area

Upgraded insulation

3 bedrooms

Viewing essential

Off Road parking 4 vehicles

Enclosed private back garden

Close by Grahams Point play park and beach...

Council Tax Band B



dunoonproperty.com




Dunoon Property



4 Duncans Cottages, Grahams Point, Kilmun, PA23 8RY

Dunoon Property are delighted to present to the market this delightful well presented semi detached cottage Beautifully presented with 3 good size bedrooms spacious open plan kitchen diner, family bathroom. Plenty off Road parking good size back garden. Freehold with no chain.

For further details and to arrange a viewing Call or TEXT 24/7 Marco +447801711361 or Email: marco@dunoonproperty.com

Hall 6.80 x 0.75 x 4.70m

Carpeted hallway provides access to all room and leads to the back door . Radiator . 2x pendant lights . Coat hanging hook by the back door. Features recessed fixed shelving. The loft hatch is located in the hall .

Lounge Kitchen diner 6.60 m x 3.90m

kitchen area 3.45m x 4.50m

Modern Fitted kitchen with matching base and wall units with contrasting worktops, Dual aspect windows to the front and back floods the room with natural light. Tiled splash backs, recessed LED lighting within the kitchen area. Ceramic hob with oven below and stainless steel extractor hood. Stainless steel sink with mixer taps and side drainer. Breakfast bar with space for two stools , with base units below. Integrated white good. Storage cupboard which houses the hot water storage tank

Open lounge diner with plenty space for table and chairs and plenty space for suite. The large window to the front benefits from views to the Holy Loch and open Clyde estuary. Mix of LED and pendant lighting. Vinyl wood effect flooring. Two wall mounted radiators.

Bedroom 3.51 x 3.30m at widest points

Located to the front with views to the loch and open estuary.

Carpeted, radiator, pendant light, window to front. Plenty space for furniture.

Bathroom 1.80m x 1.70m at widest points

W.C. wash hand basin on pedestal with mixer taps. Bath with Electric Shower over with shower screen. Part tiled walls, wet wall panelling within the bath shower. Window to back privacy glass. Vinyl tile effect flooring. Extractor fan, recessed LED ceiling lights . Heated towel radiator

Bedroom 3.25m x 2.80 m at widest points

Window to the back over looking the rear gardens, pendant light, radiator, carpeted . Plenty room for furniture

Bedroom 3.71m x 3.30m at widest points

Third bedroom presently used as a lounge with patio sliding doors to front with stunning views to the Holy Loch . Laminate wood effect flooring , large side window .Pendant light, radiator.

Gravelled drive way parking to the front with off road parking for 4 vehicles. Back garden mostly laid to lawn easily managed

Early viewings are highly recommended and 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



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