



19, KING STREET, DUNOON, PA23 7BH



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ESTATE AGENTS



Description

**** Closing date on Wednesday 9th at 11am****

Offering immaculately presented, stylish family living this character filled three bedroom SEMI DETACHED VILLA features a modern interior with quality finishes and fittings. Specification includes: double glazing, gas central heating with vertical radiators in some rooms and laminate flooring.

There is off street parking for two cars on a monoblock driveway. An enclosed rear garden benefits from a decked area, lawned plot and outbuilding/summerhouse which features double glazed doors. This would be an ideal space for relaxing with friends and family on summer days. Set within the popular coastal resort of Dunoon offering a wide range of shops/amenities/local schooling plus scenic Argyll is on your doorstep.

Impressive accommodation comprises: Entrance Vestibule by UPVC door with front window. The Lounge benefits from windows to the front and side plus has glazed double doors leading to the Dining Room with side window. This is the perfect space for entertaining and relaxing. An archway leads to the stunning spacious Breakfasting Kitchen with its wide range of grey toned units, grained effect work surfaces, splashback tiling and island unit. Appliances include: stainless steel chimney extractor hood, five ring gas hob, electric oven, integrated microwave and dishwasher.

There is a downstairs luxury Shower Room with quality three piece suite offering: vanity wash hand basin set within high gloss grey unit, wc and shower cubicle with chrome style shower. Additional benefits include: partial wall tiling, decorative ceiling and downlighters.

Stairs lead to Upper Landing with "Velux", fitted drawer storage/shelving and desk. There are three double sized Bedrooms all offering fitted storage. The quality Bathroom with "Velux" window offers a three piece suite including vanity wash hand basin, bath and wc.

Must be seen. EPC = C.

Measurements

Entrance Vestibule

Lounge

5.51m x 3.68m (18'1 x 12'1)

Dining Room

3.58m x 3.23m (11'9 x 10'7)

Breakfasting Kitchen

4.85m x 5.51m (15'11 x 18'1)

Downstairs Bathroom

Upper Landing

Bedroom 1

2.87m x 4.29m (9'5 x 14'1)

Bedroom 2

2.49m x 4.01m (8'2 x 13'2)

Bedroom 3

2.84m x 3.96m (9'4 x 13'0)

Bathroom













Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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