

3 BED DETACHED VILLA

OFFERS IN EXCESS OF £219,000



5, Brandon St, Dunoon, PA23 8BU

Stunning Views

Detached

Sought after area

Council Tax CEPC D

3 bedrooms

2 lounges

2 bathrooms

garage workshop

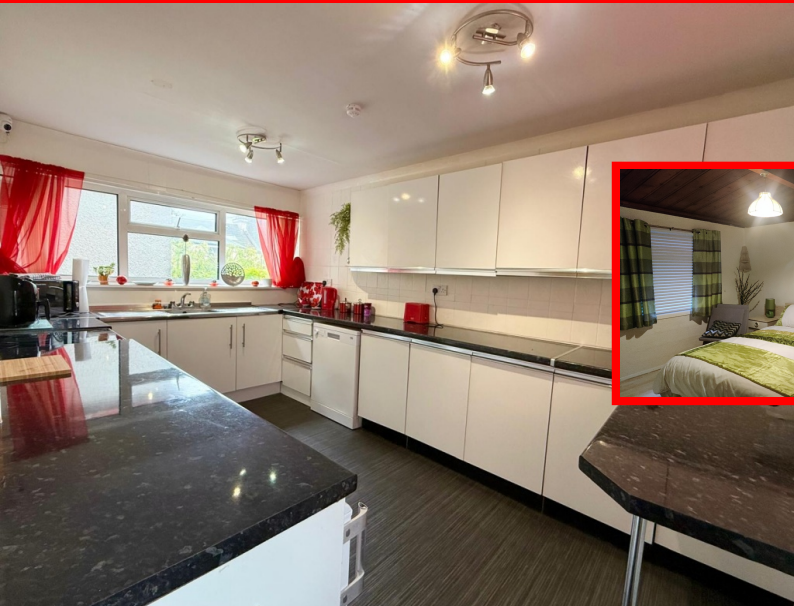
early completion

No Chain



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5 Brandon Street, Dunoon, PA23

Detached Villa | 3 Bedrooms | 2 Bathrooms | Garage | Sea Views

OFFERS IN EXCESS OF Â£220000

A WORTHWHILE OPPORTUNITY

Dunoon Property are pleased to present to the market this detached three-bedroom villa on Brandon Street, offering well-proportioned accommodation across two levels in a quiet cul-de-sac setting close to the town centre and the sea. Built in the 1960s and of non-standard construction, the property offers genuine potential for modernisation and updating, and represents a worthwhile project for a buyer with vision. Viewing is recommended to appreciate the space and location on offer.

The property is approached via a gated entrance with a paved driveway providing off-road parking and access to the garage. The front garden is neatly maintained, and a good-sized front porch with seating area gives a practical and welcoming introduction to the home.

The accommodation is arranged across two levels and retains a number of characterful original features, including vaulted wooden ceilings in several rooms, which give the home a pleasing warmth and individuality.

Ground Floor

A central hallway gives access to four ground floor rooms and includes a combination boiler, utility cupboard, and drying room – practical and useful provisions for day-to-day living.

Bedroom One is a double room with carpet, original vaulted wooden ceiling, large window and built-in cupboards. The ceiling is a pleasing original feature that adds character to the space.

Bedroom Two is a further double room with large window, laminate flooring, an original vaulted wooden ceiling, and built-in cupboards. A useful and versatile room.

The ground floor bathroom is fitted with wet wall panelling, bath, wash hand basin, and tiling. An airing cupboard is also included.

The open-plan living and dining room is the largest space in the property, with good-sized windows letting in natural light. An original vaulted wooden ceiling and ornamental feature fireplace add character, whilst a half-partition with serving hatch divides the living and dining areas in a practical and pleasant way. This room has real potential and would benefit from redecoration to make the most of the space.

The fitted kitchen includes a fridge, freezer, electric cooker, and dishwasher. It looks out onto a patio garden with a separate entrance – a useful outdoor space.

First Floor

The stairway leads to a good-sized first floor carpeted lounge area which would suit use as a home office or additional sitting room. It benefits from natural light and is a practical bonus space. Window to the front with great sea views

Bedroom Three is a double room with two windows offering a pleasant sea view, embossed wallpaper, large built-in wardrobes, and carpet. The sea views are a genuine asset and give this room a pleasing outlook.

The second bathroom is neatly appointed with a shower, wash hand basin, and W.C.,

Room

Dimensions

Key Features

Front Porch 3.13m x 2.59m

Substantial entrance porch with seating area

Hallway / Utility 3.14m x 1.58m

Combo boiler, utility cupboard, drying room

Bedroom 1 4.20m x 3.35m

Double, carpeted, vaulted wooden ceiling, built-in cupboards

Bathroom 1

2.89 x 1.53m

Bath, sink, wet wall panelling, tiling, airing cupboard

Bedroom 2 3.21m x 3.86m

Double, laminate floor, vaulted wooden ceiling, built-in cupboards

Living / Dining Room 7.52m x 4.86m

Open plan, vaulted ceiling, feature fireplace, large windows, serving hatch

Kitchen 2.76m x 4.29m

Fitted, integrated appliances, patio garden outlook

Lower Hall / Stair 2.72m x 1.52m

Stairway to first floor

Upstairs Lounge / Office 4.79m x 2.97m

Bright versatile space, ideal home office, natural light

Bathroom 2 3.76m x 1.19m

Shower, sink, W.C., tiled

Bedroom 3 2.63m x 4.79m

Double, sea views, embossed wallpaper, large built-in wardrobes, carpeted

LOCATION & SETTING

Brandon Street sits in a quiet cul-de-sac within easy reach of Dunoon town centre, local amenities, and the sea. The Cowal Peninsula offers attractive countryside and coastal scenery nearby. It is a convenient and pleasant location that will suit a range of buyers.

GENERAL INFORMATION

Heating: Gas central heating via combination boiler.

Construction: Non-standard construction • prospective purchasers are advised to discuss mortgage requirements with their lender at the earliest opportunity.

Garage: Integral garage with access from the paved driveway.

Gardens: Gated front garden, well-maintained, with rear accessible from the kitchen.

VIEWING IS STRICTLY BY APPOINTMENT AND IS HIGHLY RECOMMENDED

To arrange a viewing or to note your interest, please contact:

Marco TEXT or CALL 24/7 : +44 7801 711361 marco@dunoonproperty.com

Dunoon Property, 204 Argyll St , Dunoon, Argyll and Bute, PA23 7HA

This amazing property must be viewed to be fully appreciated

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 every way possible



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