



Cathedral City Estates

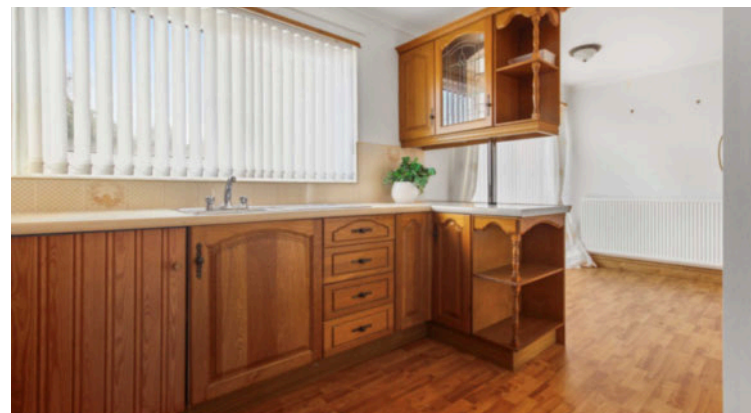
# 15 Sandhaven

SANDBANK, DUNOON

OFFERS OVER: £117,000

Spacious two-bedroom end terrace property with stunning views in a quiet cul de sac development close to Dunoon and all its amenities and transport links.

This charming two-bedroom house located in a popular development on the northern outskirts of Dunoon accommodates modern living over two levels. Built in 1974 and extending to 97 square metres, it comprises an open-plan lounge/dining room/kitchen, utility and WC downstairs, plus two good-sized double bedrooms with fitted wardrobes and family bathroom.



# 15 Sandhaven

PA23 8QN

## NEED TO KNOW

Sought-after location with stunning views

Ample storage throughout

Garden and off-street parking

Potential to extend

## APPROXIMATE ROOM SIZES

Open-plan lounge/dining room (6.4 x 4.5m), Kitchen (3.5 x 3.0m), Bedroom 1 (4.5 x 2.8m), Bedroom 2 (3.5 x 2.9m), Wetroom (2.3 x 1.6m)

## FINER DETAILS

### LOCATION

Nestled amongst stunning views and near to the Holy Loch Marina, this property affords easy access to the local ferry service to Inverclyde and surrounding area. The M8 provides access to Glasgow Airport and city centre.

Council tax band: Band C

EER: Band E

Primary school catchment: Sandbank Primary School

Secondary school catchment: Dunoon Grammar School

The date of entry is flexible and by mutual agreement.

Viewings are by appointment through Cathedral City Estates.

All room sizes are approximate.



**01786 821012**

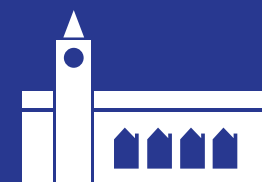
4 & 6 Beech Road, Dunblane, Perthshire, FK15 0AA

[cathedralcityestates.co.uk](http://cathedralcityestates.co.uk)



Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s owner-ship. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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