

# 4 bedroom flat for sale, 11 Iona Upper Villa, Victoria Road, Hunters Quay, Dunoon PA23



Location **Scotland, Argyll**  
<https://www.freedasz.co.uk/x-161203-z>

SITUATION The property is situated in an elevated position overlooking the ferry terminal in Hunter's Quay. Hunter's Quay itself offers convenient access to the main car ferry serving the area and is mostly residential but within easy reach of Dunoon with its amenities. Hunters Quay has its own General Store /Post office and Laundrette. Dunoon itself is set in the beautiful Cowal Peninsula of Argyll and yet within just over an hour's commuting distance to the centre of Glasgow. Argyll Ferries run a regular passenger ferry service to Gourock connecting with trains to Glasgow Central and Western Ferries run a more frequent passenger and vehicle service from nearby Hunter's Quay to Mclnroy's Point with regular bus connections to Buchanan Street bus station in Glasgow and is approximately one hour from Glasgow Airport. Dunoon offers Primary and Secondary schooling, a modern leisure centre, two supermarkets, a variety of individual shops, bars, restaurants and a cinema. This property's entrance is located at the rear of the building via a stairway to the rear. Entrance is via a wooden door that leads into the hall way. Hall 6.09m x 1.85m Fitted carpet, wall mounted radiator, plenty of natural lighting via sky window which has secondary glazing and electric socket. Bathroom and bedroom leading off of hall. Hall leads to upper level via four stairs with wooden bannister. Bathroom 2.79m x 2.18m Wooden panelled door, tiled flooring, partial tiled walls, wall mounted radiator, white wc, bath with overhead mixer tap shower, rectangular sink mounted into a double storage unit. Frosted double glazed window, extractor fan, wall mounted shelving, electric fan heater. Bedroom One 3.1m x 2.48m Facing out to the back of the property, wooden panelled door, fitted carpet, double glazed window, wall mounted radiator, wooden panelled ceiling, and electrical sockets. Landing 4.31m x 1.11m Fitted carpet, wall mounted radiator, fire and carbon monoxide detectors, loft hatch, British gas thermostat, electric socket, telephone socket, leading to 3 bedrooms, living room, kitchen and storage cupboard. Storage cupboard Wooden panelled door opening into ample storage, housing combi boiler, electric and gas meters. Kitchen with Dining area 4.24m x 2.97m Wooden panelled door, flooring is natural floor boards, wall mounted radiator, partial tiling to walls, Indesit electric oven, gas hob, wood effect worktop, mixer tap over stainless steel sink and drainer, partial cam ceilings either side of double glazed window looking out to the rear of the property. Modern style fitted units, fourteen electrical sockets. Space for washine, dishwasher and freezer. Living room 4.62m x 3.63m (awp) Wooden panelled door, wall mounted radiator, large wooden skirting, partial cam ceiling either side of double glazed window with un-interrupted views of the river Clyde. Ornate fire place standing on a slate hearth with a wooden mantle. Alcove has inserted shelving, numerous electrical sockets, telephone point. Bedroom Two 3.35m x 2.74m Wooden panelled door, fitted carpet, wall mounted radiator, large wooden skirting, partial cam ceiling either side of double glazed window with un-interrupted views of the river Clyde, numerous electrical sockets and 2 telephone sockets. Bedroom Three Main bedroom 4.62m x 3.70m Wooden panelled door, fitted carpet, wall mounted radiator, partial cam ceiling either side of double glazed window that has un-interrupted views of the river Clyde. Alcove has inserted shelving, numerous electrical sockets, telephone point. Bedroom Four 3.50m x 3.50m Wooden panelled door, wall mounted radiator, fitted carpet, wall mounted radiator, partial cam ceiling either side of double glazed window looking out to the rear of the property. Has inserted shelving, electric sockets and telephone point. Electrical wiring is high standard. Double glazed windows throughout. Argyll Ferries have a passenger ferry service to Glasgow. Call now for more information about this property. No time to lose. You can view our property now at Stewart Estate Agents. All measurements are approximate and descriptions are for guidance only. EPC: RS. Stamp duty has been submitted to Stewart Estate Agents. Fax No: 0141 439 106

NOTE: These particulars have been believed to be correct do not form part of my contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only. The mention of appliances, white goods, services etc. does not imply that they are efficient and in full working order.

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