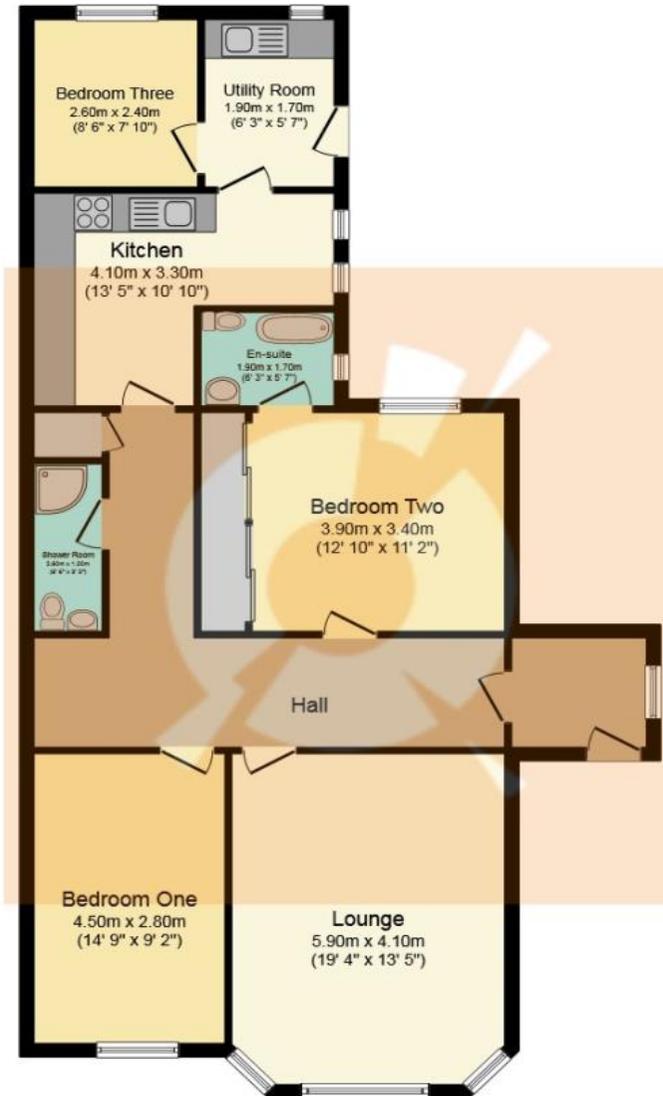




Davaar Lower Villa, 163 Alexandra Parade, Dunoon

Offers Over £195,000





## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome Davaar Lower Villa at No. 163 Alexandra Parade and this spectacular family home. A credit to our clients discerning taste and style, this spectacular home must be viewed to fully appreciate the impeccable standard of its' quality finish. Upon entering, discerning purchasers will be greeted with a first-class specification.

Access is from the main door leading to the welcoming entrance hallway thereafter providing access to all apartments of the property. The sumptuous family lounge is exceptionally bright and spacious with impressive ceiling heights, cornicing, and substantial bay windows which allow natural light to engulf the room and offer views over the Firth of Clyde. Calming, neutral décor is carried throughout and a focal point fireplace with gas fire fills the room with a lovely warmth.

The superb dining kitchen has been cleverly designed to maximise both workspace and storage with a quality range of wall to floor mounted units and contrasting countertops. Included in the sale is an integrated 5-ring gas hob with electric oven/grill, extractor hood, fridge freezer and dishwasher, making this an excellent purchase. Through from the kitchen is the conveniently located utility room, housing additional space for a washing machine and tumble dryer.

The garden grounds are truly outstanding. Being the ground floor conversion, the property boasts a substantial front garden which is predominantly laid to lawn with an assortment of decorative planting and mature shrubbery, enhancing the charm of this entire space. To the rear, there is a section laid to lawn leading to a raised sociable patio area with ample space for alfresco dining, entertaining or simply relaxing with the family during the summer months. A separate garage with electric door can be found off-site, offering ample storage for indoor/outdoor equipment.

There are three great sized bedrooms, offering fabulous flexible accommodation. Bedroom Two is exceptionally generous and is wonderfully complimented with built-in mirrored wardrobes, offering excellent storage solutions and there is an immaculate en-suite bathroom which is contemporary in style.

The luxurious shower room comprises of a walk-in shower cubicle, w.c. and wash hand-basin which has been contained within a stylish high-gloss vanity unit. There is a heated towel rail and matching chrome fixtures and fittings which finish the suite off beautifully.

Gas-central heating and double glazing provide all rooms with a delightful warmth. Our schedule only scratches the surface of the charm and character of this stunning property and we urge early viewing to avoid disappointment.

Dunoon is a delightful place with local cafes and an eclectic range of shops, bars and restaurants. The Western Ferries and Caledonian MacBrayne ferry terminals provide links to Greenock, Braehead, Glasgow and the International Airport. Dunoon is the gateway to the Loch Lomond and Trossachs National Park and it has some of the most remarkable and picturesque scenery in the west of Scotland. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

This outstanding accommodation will no doubt be very popular therefore we would highly recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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