

# Ladybank, 7 Shore Road

INNELLAN, DUNOON, ARGYLL AND BUTE, PA23 7TN



*4 BEDROOM DETACHED HOME AND A  
2 BEDROOM DETACHED COTTAGE*



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Part Exchange Available! Positioned on an elevated position in the sought after village of Innellan is this superb four-bedroom detached traditional stone villa and a fantastic two-bedroom detached cottage also situated on the grounds, offering extensive accommodation and boasting outstanding views. The properties would be a spectacular acquisition for a wide variety of purchasers.

'Ladybank' is full of character and charm and the welcoming hallway sets the tone. The house is approached via a sweeping driveway offering space for a number of vehicles. On entering the property, the traditional cornicing and period charm will appeal to a wide variety of purchasers looking for their ideal home.

The ground level has a fabulous bright and airy lounge which is flooded with natural light from a large bay window to the front aspect. The stunning feature fire and surround gives the room a real cosy feel and has the perfect ambience to unwind in after a hard day.

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The kitchen/diner has a range of floor and wall-mounted units with a contemporary work surface, creating a fabulous and efficient work-space. This is the perfect zone to sit with a coffee and a read of the Sunday papers! Another impressive room is the formal dining room. It's easy to imagine the evenings of fine dining this zone has played host to.





The reception room/ family room and sun room thereafter will be popular with all members of the family and can be utilised in a variety of ways. The sun room boasts a pleasant outlook onto the garden from patio doors, where you can invite the outside in. A stunning family bathroom suites completes the accommodation on the ground floor.







**Lower Bathroom**









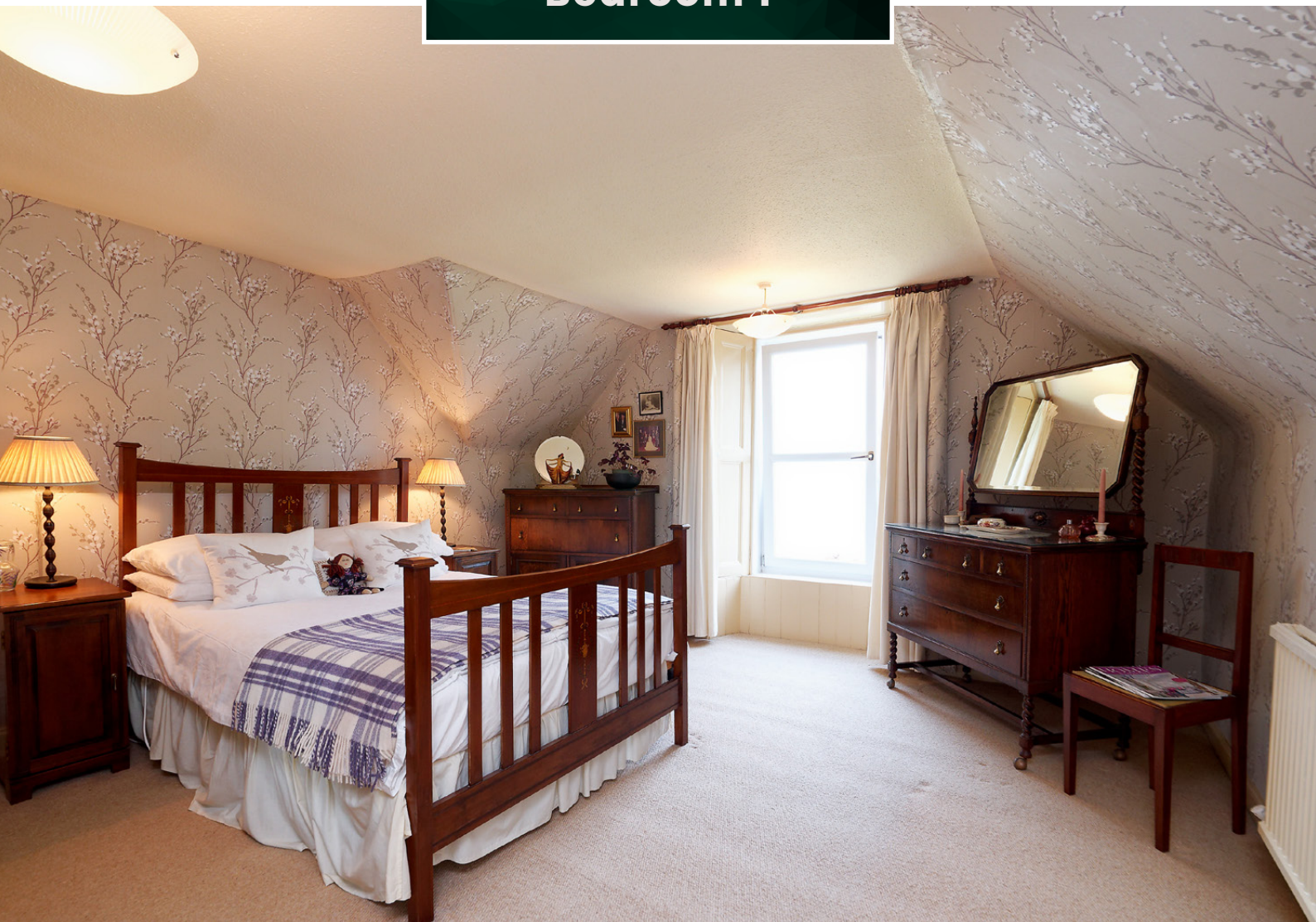
Journeying upstairs to the first-floor level, the classic and tasteful styling continues. On this level you will discover four bright and airy well-appointed bedrooms, with a range of furniture configurations and space for additional free-standing furniture if required. Most of the bedrooms boast a beautiful outlook and have period features that are sure to appeal. A family bathroom suite completes the impressive accommodation internally.







**Bedroom 1**







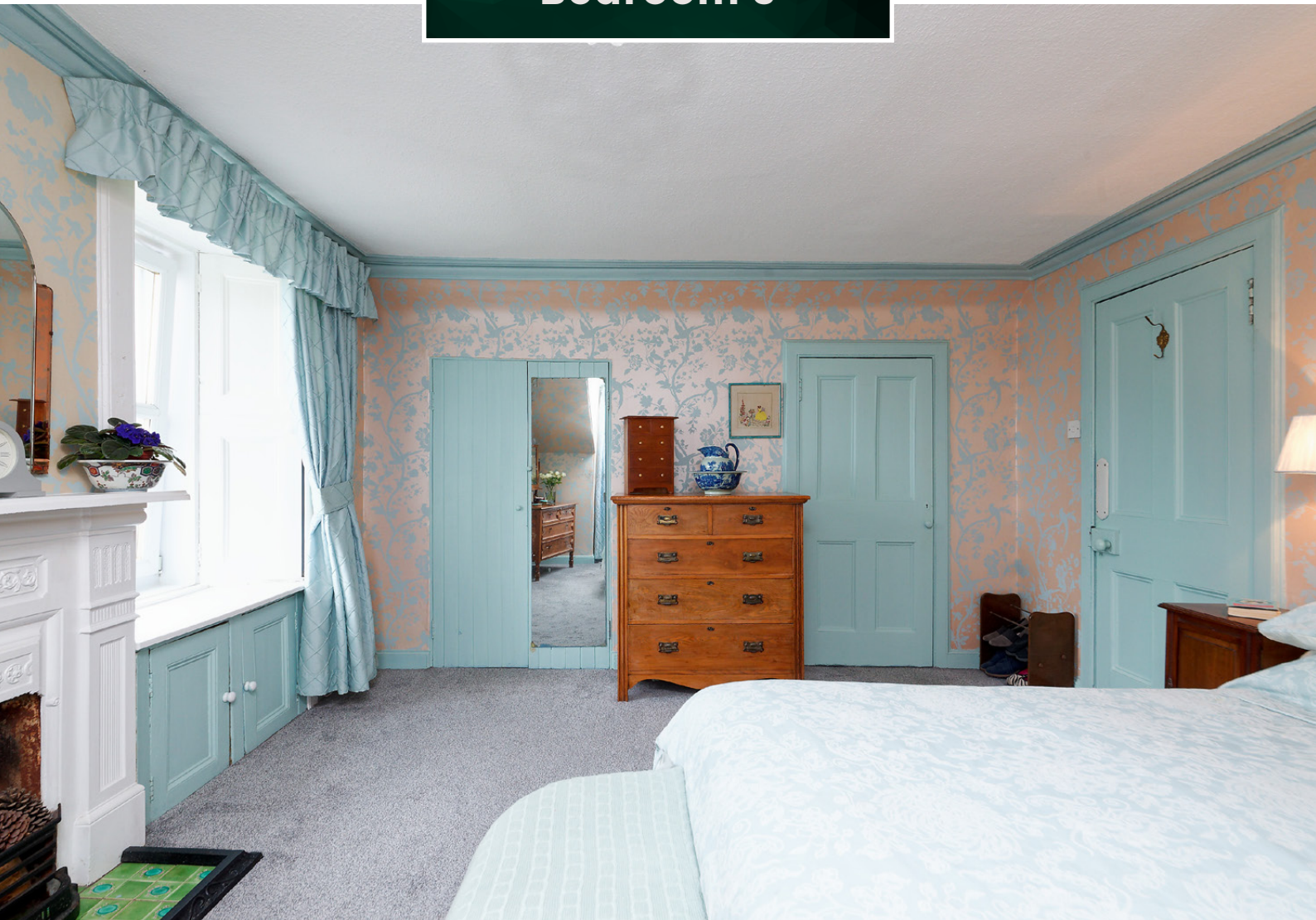
**Bedroom 2**







**Bedroom 3**







**Bedroom 4**



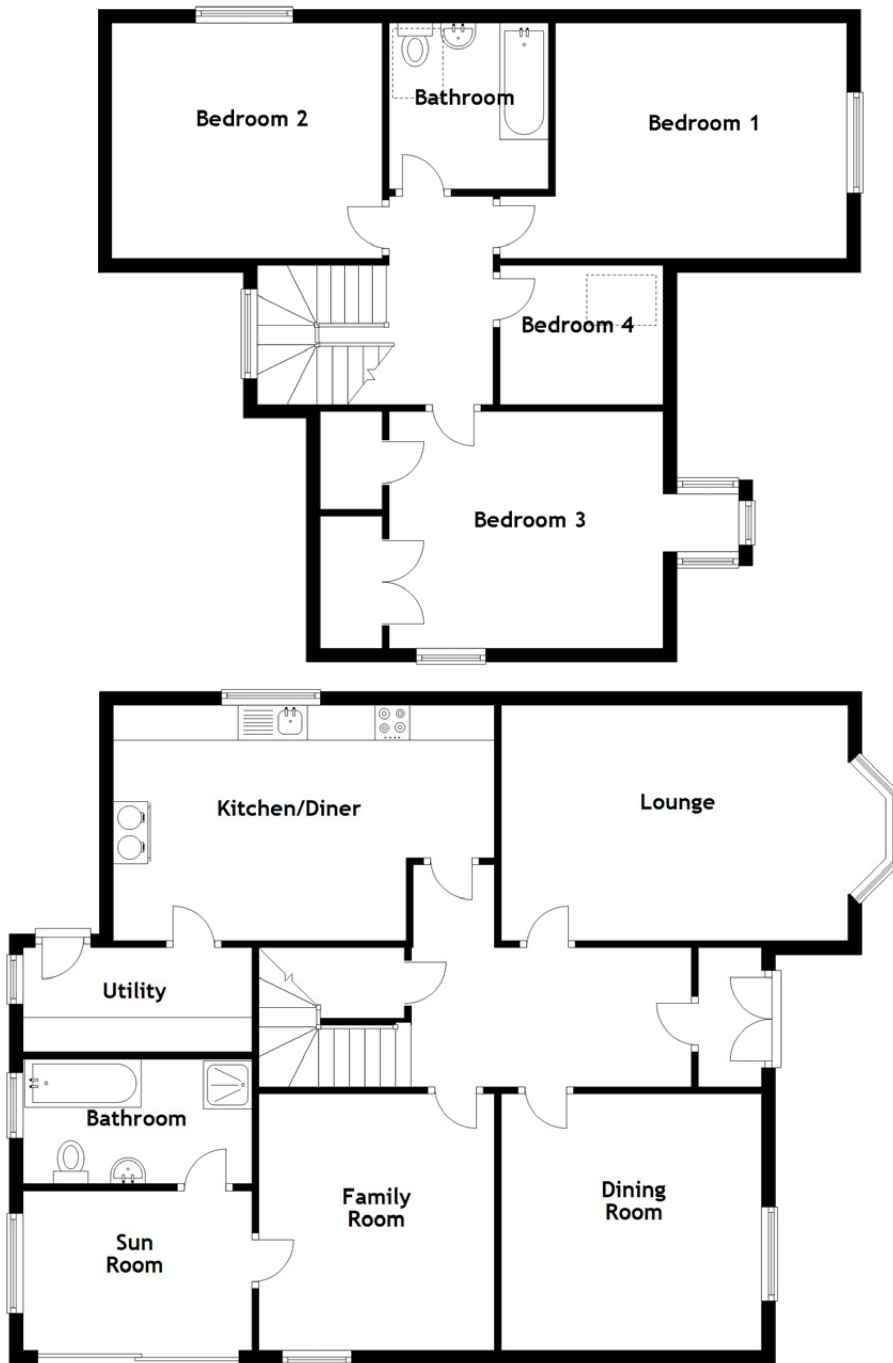




**Upper Bathroom**







### Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 3.40m (11'2")	Bedroom 1	5.00m (16'5") x 3.40m (11'2")
Kitchen/Diner	5.50m (18') x 3.40m (11'2")	Bedroom 2	3.90m (12'10") x 3.40m (11'2")
Dining Room	3.75m (12'4") x 3.70m (12'2")	Bedroom 3	3.95m (12'11") x 3.42m (11'3")
Family Room	3.70m (12'2") x 3.40m (11'2")	Bedroom 4	2.35m (7'9") x 2.00m (6'7")
Sun Room	3.30m (10'10") x 2.30m (7'7")	Bathroom	2.40m (7'10") x 2.30m (7'6")
Bathroom	3.30m (10'10") x 1.80m (5'11")	Gross internal floor area (m <sup>2</sup> ): 183m <sup>2</sup>	
Utility	3.30m (10'10") x 1.50m (4'11")	EPC Rating: D	



The garden grounds are undoubtedly the heart of this lovely home. Generous grounds synonymous with the features inside complete this tranquil home. The well-maintained garden grounds to the front, side and rear are a sheer delight - especially in summer months. Stunning views frame the house perfectly. Watching the boats sail past, 'Ladybank' provides more beauty than even a postcard could hold.







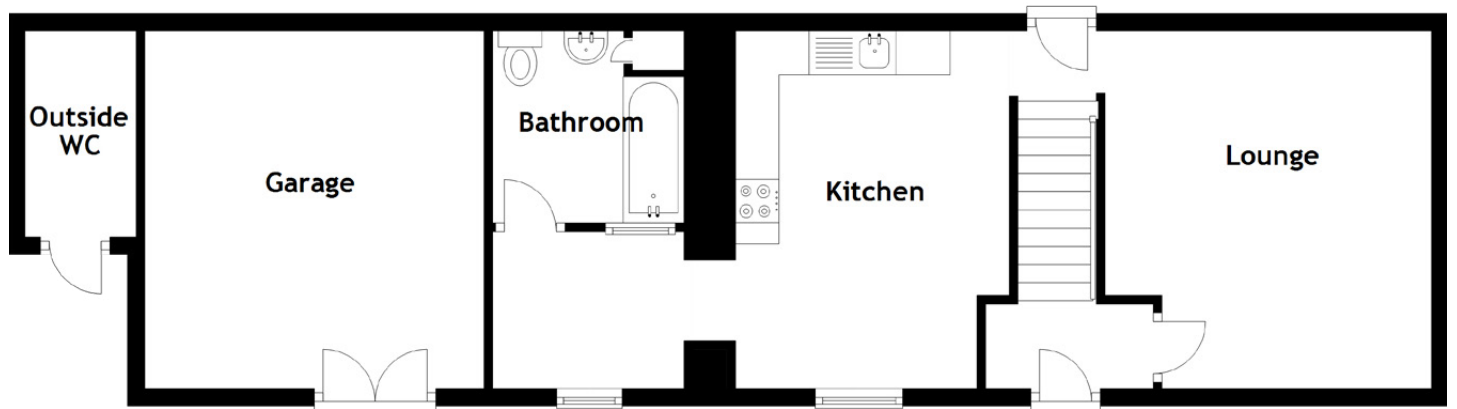
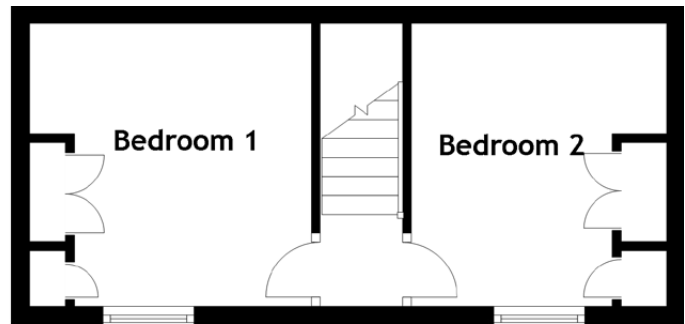








The separate, detached cottage is formed over two levels and comprises of a lounge, kitchen, two well-proportioned bedrooms and a family bathroom suite. It is also complemented with a useful split-level garage and separate WC.



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.75m (12'4")	Bedroom 2	3.10m (10'2") x 2.80m (9'2")
Kitchen	4.10m (13'5") x 3.15m (10'4")	Bathroom	2.20m (7'3") x 2.20m (7'3")
Bedroom 1	3.10m (10'2") x 3.10m (10'2")	Garage	4.10m (13'5") x 3.90m (12'9")

## The Cottage





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'Ladybank' is situated in the sought after village of Innellan, just a few miles from Dunoon. It offers picturesque views, a tranquil atmosphere, and a tight-knit community. With beautiful beaches and stunning coastal scenery, it's a popular spot for outdoor activities and relaxation. Innellan has essential amenities which include a school, shop/Post Office, 2 bars/restaurants, tennis club and a bowling club.

Dunoon offers a range of amenities including a hospital, library, leisure centre and a variety of shops and supermarkets. Primary and secondary schooling are available within the town. Sporting activities in the area include excellent sailing, golfing, walking and both fresh and sea water fishing. Two ferry terminals are situated nearby, with regular sailings to Gourock and McInroys Point, allowing very easy access to Glasgow and surrounding areas. Dunoon can also be reached by road via the A82 from Glasgow.

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## The Location







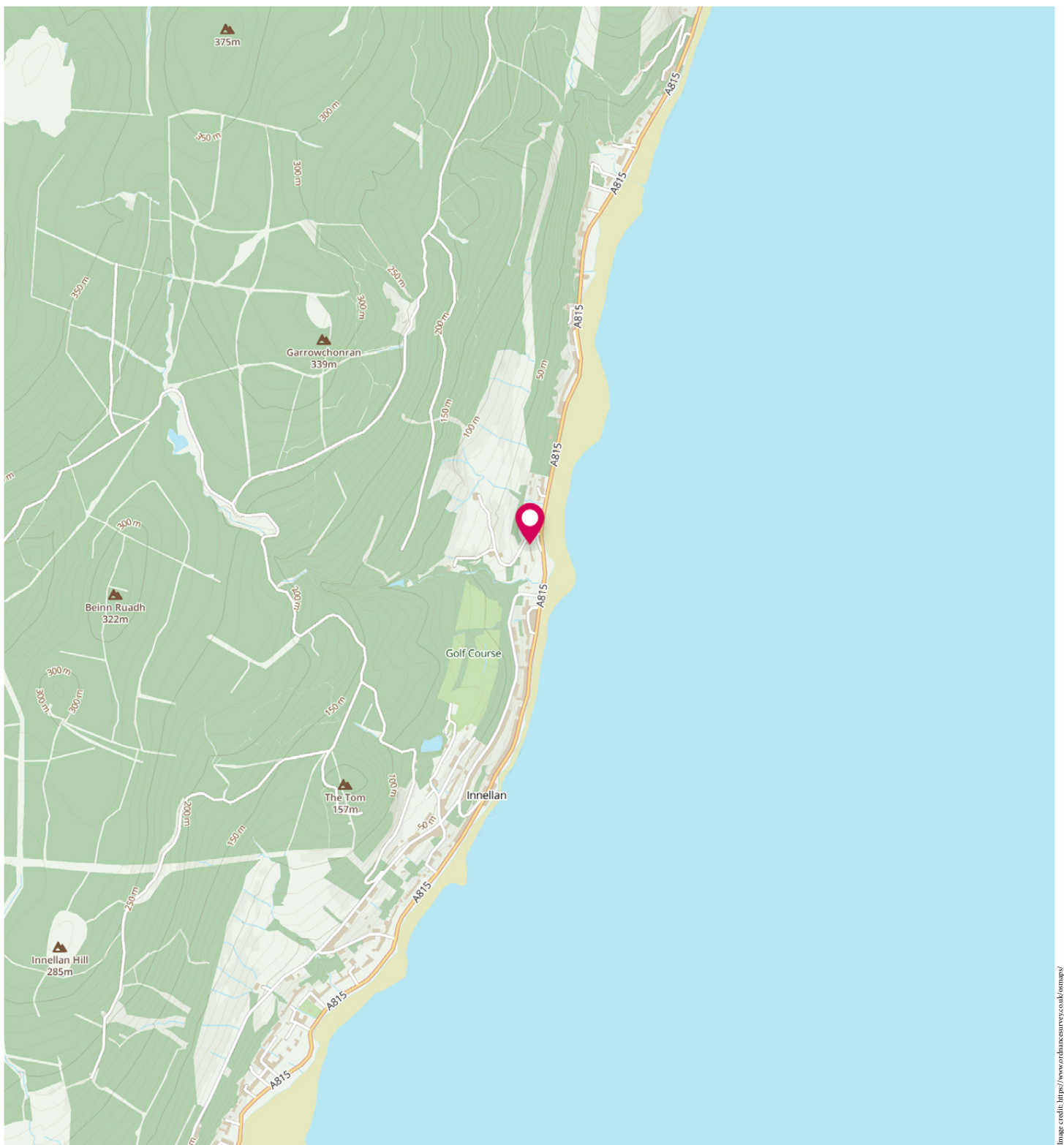


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