

74 Alexander Street

DUNOON, ARGYLL AND BUTE, PA23 7BB



From the internal configuration and décor to being positioned in the tranquil town of Dunoon, if you are looking for a walk-in condition property in a peaceful, safe but vibrant area this is the house for you!



0141 404 5474



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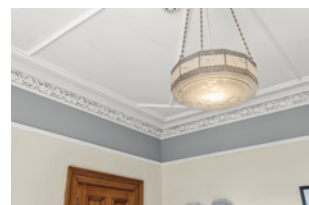


info@mcewanfraserlegal.co.uk



Mcewan Fraser Legal are honoured to bring to the market this exquisite detached Victorian stone bungalow that has been meticulously renovated and extended in recent years. No expense has been spared in the selection of premium fixtures, fittings, and craftsmanship, presenting a unique opportunity to acquire an exceptional family home in a prime location.

THE LIVING ROOM



74 Alexander Street, Dunoon is in impeccable condition and features a living room, dining room, and a superb breakfast kitchen with an adjoining utility room.

THE DINING ROOM



THE KITCHEN & UTILITY





There is a modern bathroom, a WC and three double bedrooms. Two of these bedrooms are situated on the first floor, with an additional spacious guest room located on the ground floor which benefits from an en-suite.

THE BATHROOM



THE MASTER BEDROOM & EN-SUITE



THE FIRST FLOOR BEDROOMS



Externally, the property boasts a beautifully manicured front garden and a large, fully enclosed rear garden, ideal for families with children or pets. The rear garden also includes a decked area accessible via the back door and a luxurious covered hot tub.

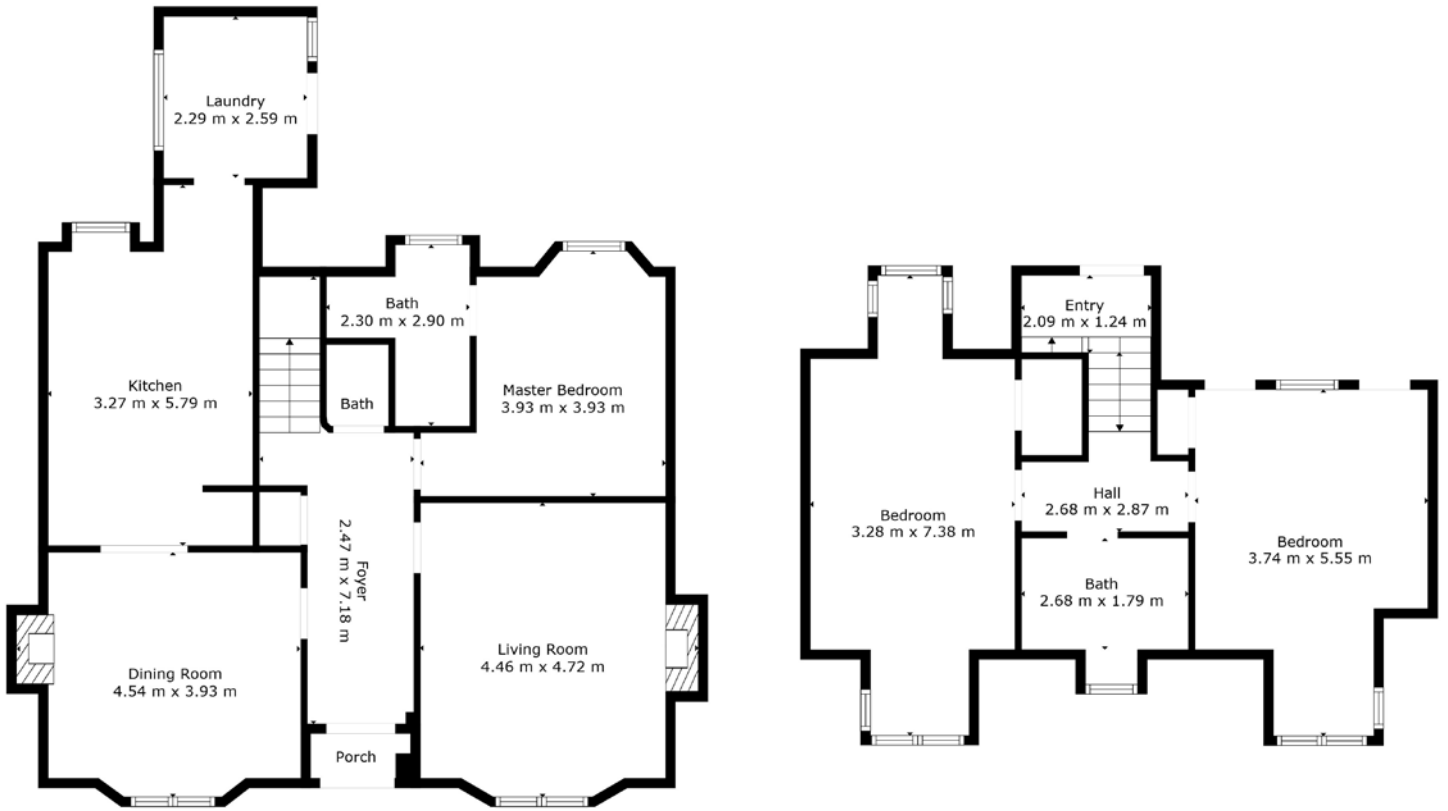
This property is certain to attract young families seeking a remarkable home or retirees desiring a beautiful residence. Early viewing is highly recommended to avoid disappointment.

EXTERNALS





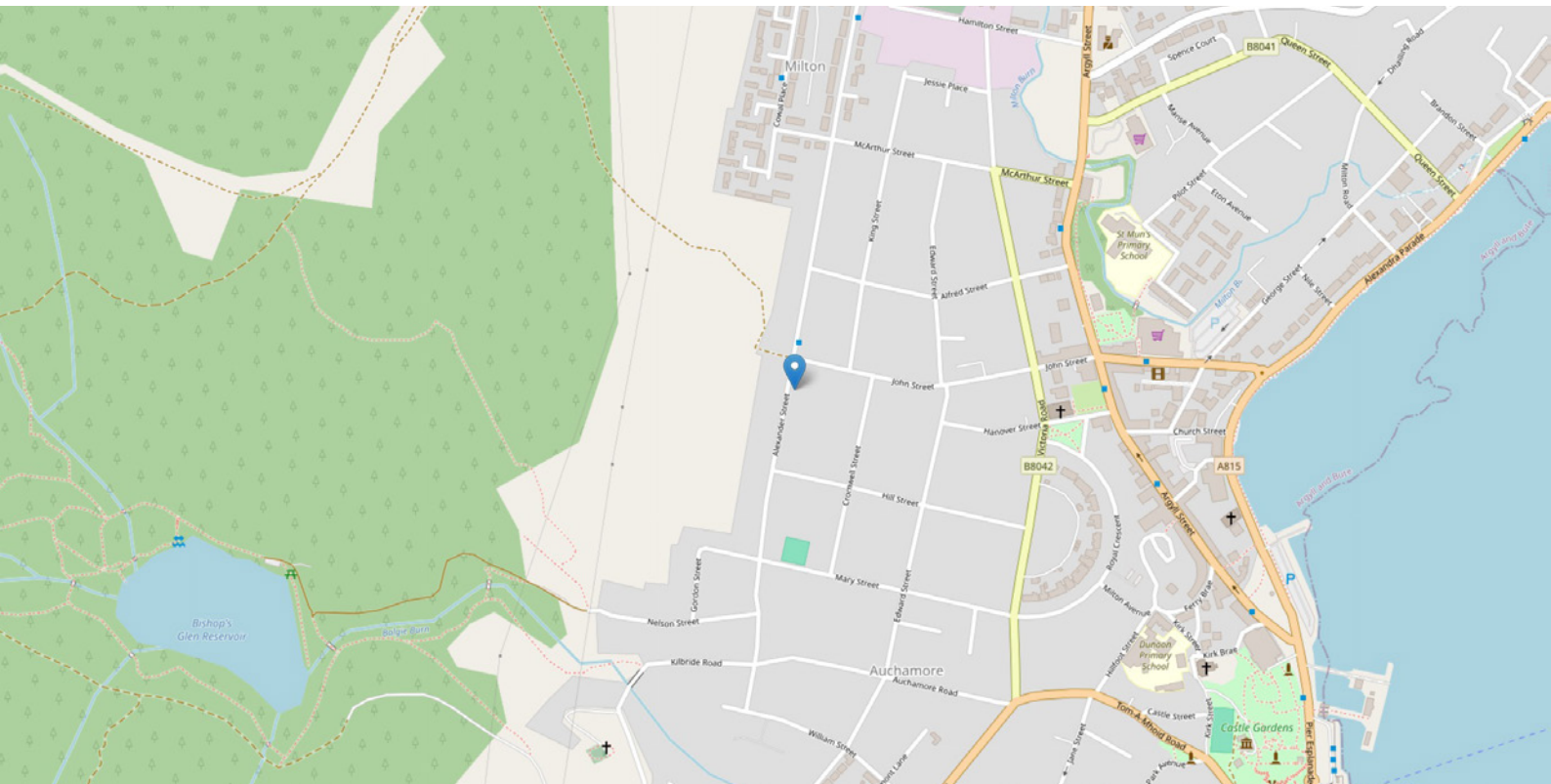
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 138m² | EPC Rating: D

Extras: Kettle tap in the kitchen



THE LOCATION

Staying in Dunoon offers a wealth of compelling reasons for both residents and visitors seeking an exceptional living experience. Nestled in the stunning region of Argyll and Bute, Dunoon boasts breathtaking natural landscapes, including scenic views of the Firth of Clyde and lush surrounding hills, ideal for outdoor enthusiasts and nature lovers. Specifically for walks, there is Bishops Glen Reservoir.





The town provides convenient access to a variety of local amenities and John Street takes you a five-minute walk straight into the town centre where you can find, shops, schools, and recreational facilities, ensuring that all daily needs are easily met. In Dunoon, there are excellent transport links, including regular ferry services to the mainland, making commuting and travel straightforward and hassle-free. Dunoon is renowned for its friendly and welcoming community, offering a safe, supportive, and vibrant environment for families and individuals alike. The area is rich in cultural heritage and offers numerous leisure activities, from spas and gyms to hiking and cycling to enjoying local arts and festivals. Additionally, the town's tranquil setting and high quality of life make it an attractive location for retirees and professionals seeking a peaceful yet well-connected place to live. Overall, Dunoon presents an unparalleled opportunity to enjoy a high standard of living amidst the natural beauty and charm of Scotland.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
Bobby Walker - Lynch
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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