



Havelock Grove, 11 William Street, Dunoon, Argyll & Bute
www.robbsresidential.com





Havelock Grove

11 William Street, Dunoon,
Argyll & Bute, PA23 7JH

Dunoon Centre 0.5 miles Glasgow Airport 25 miles (via ferry)
Glasgow City 32 miles (via ferry)

A seamlessly restored Edwardian haven on
the southern side of Dunoon

Ground Floor:

Outer door to entrance reception hall, shelved linen store, under stairs cloakroom & wc, full width sitting room, separate formal dining room, kitchen, utility room.

First Floor:

Period staircase to upper hallway, bedroom 1, bedroom 2 with fitted wardrobe and en suite shower room, bedroom 3 and bedroom 4, first floor bathroom.

Outbuildings:

Covered rear lobby with personal rear door leading to garage with concrete floor and up and over door.

Gardens:

Low-level stone wall fronted by a laurel hedge, pedestrian gate piers and a steel gate lead to the front of the house. To the side, twin leaf gates to driveway and garage. Honey gravel apron to the front of the house leading to a narrow pend suitable for the storage of logs and refuse bins. A gravel pathway leads via a stocked herbaceous bed and palisade fence and gate to the rear gardens which are mature, level and laid mainly to grass, fringed with mature trees and bushes which in turn provide shelter and pleasant amenity. The rear gardens are secured and bounded by a stone wall.

About 0.24 acres

Situation

Havelock Grove, 11 William Street, is situated on the south side of the main Cowal peninsula town of Dunoon. William Street is a quiet backwater and yet is only about half a mile away from the town centre.

Havelock Grove is set amid level, mature and leafy gardens which are wonderfully protected, sheltered and have a fully southern exposure to the rear.

Dunoon town centre is well established, and it has a good range of shopping, leisure and professional services.

The town has a number of friendly and welcoming pubs and restaurants, as well as a theatre, cinema, swimming pool and leisure centre.

At Dunoon there are both the Caledonian MacBrayne and Western Ferries terminals, from where there are frequent passenger and vehicular sailings across to Gourock. From here, the road and public transport links make it possible to commute on a daily basis to Glasgow and the central belt. Holiday makers travel to Cowal and experience the feeling of apparent mainland detachment created by the pleasant short ferry crossing.

It is also possible to drive to Glasgow via Loch Lomond which takes a little longer but is via some of the most famous and breathtaking countryside in western Scotland.

Dunoon is the gateway to the Loch Lomond and Trossachs National Park and it has some of the most dramatic and picturesque scenery in the west of Scotland.

As with most parts of Scotland, one is never too far from a golf course and Dunoon is no exception, the district having three challenging courses.

The expanding Holy Loch Marina is nearby with its berthing and associated chandlery services, an excellent base from which to sail and explore the world-famous lower Clyde and Kyles of Bute inland sea lochs and waterways.

Sea fishing is available on the Firth of Clyde and it is possible to fish for salmon and sea trout by permit on some of the rivers and lochs of the district.

Some of the local estates can, by arrangement, offer rough and commercial shooting as well as opportunities to stalk for roe, sika and red deer.

The area is renowned for its spectacular scenery and wildlife, there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country. Benmore Botanic Garden is only 7 miles to the north, it is a 120 acre mountainside estate which is globally celebrated for a world class collection of conifers and over 300 species of vibrant rhododendrons.



Description

Havelock Grove is a striking, detached residence of Edwardian origin, beautifully restoring the elegance of its architectural heritage, while seamlessly integrating modern luxury. To the front elevation, the property presents an impressive façade of exposed picked and pointed stone, beautifully contrasted by crisp, white-painted harling to the side and rear, and all set beneath a traditional slated roof.

The accommodation is arranged thoughtfully over two levels. In recent times the property has undergone a comprehensive and highly sensitive restoration programme. Great care has been taken to preserve its rich historic character, featuring intricate period cornicework and decorative corbels, restored sash windows complete with functioning window shutters and new, heritage-style cast-iron radiators serving the majority of the home.

The interior finish has been completed to an exceptional 'interior design' standard, cleverly marrying bold period colour palettes with premium finishes. The kitchen has been carefully restored and now forms the beautifully appointed heart of the home; bathrooms are deluxe range with heritage-style sanitaryware complemented by carefully selected coloured ceramics. Throughout the house is a high-quality combination of durable timber-effect flooring and luxury carpeting, all of which has been elegantly teamed with bespoke soft furnishings that complement the home's historic proportions.

In March 2025, its restoration work gained national attention when a project completed at the house by Lee Burns Painter & Decorator was shortlisted for the prestigious nationwide Johnstone's Painter of the Year Awards.

Ground Floor

Half opaque glass outer door to entrance reception hall, shelved linen store, half tiled under stairs cloakroom & wc, full width sitting room with window to front and French doors giving direct access to the rear gardens, 2 shallow Edinburgh presses, a warming log burner on a polished slate hearth and smooth stone fireplace, separate formal dining room with front facing window and retained dado rail. The kitchen is bright and well equipped with matching white coloured base and wall units, coffee/informal dining bar, all topped with hardwood

butchers block worktops, pendant and concealed lighting, Neff equipment and new French door with direct garden access. Half glazed door to good sized utility room with window to rear, white Corian sink, butchers block worktops and gas boiler.

First Floor

Period staircase with ball top newel posts and fluted spindles, rear facing radius arched window at half landing flooding natural light to lower and upper hallways, bedroom 1, a dual aspect room with decorative black cast iron fireplace and open fronted Edinburgh press, bedroom 2 with rear facing window and access hatch to the attic, fitted wardrobe and lovely grey and honey vein marble tile en suite shower room with inset downlights, vanity set wash hand basin and brass effect heated towel rail/radiator, bedroom 3 with front facing window and Edinburgh press, bedroom 4 (currently set up as dressing room) with front facing window and Edinburgh press, principal bathroom with opaque window to front, painted timber panel to dado height, French roll top bath, heritage high flush wc and wash hand basin, upright slimline radiator, herringbone timber effect flooring.

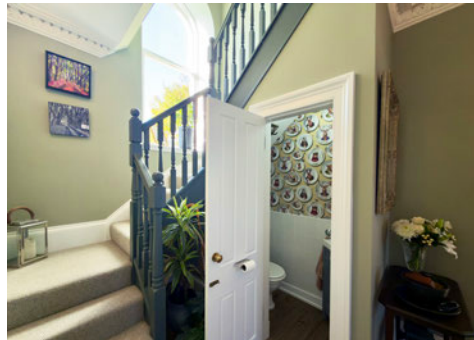
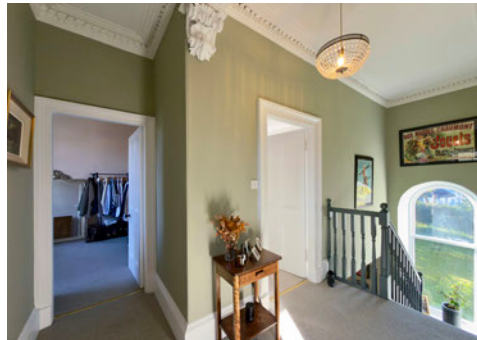
Outbuildings

Covered rear lobby suitable for dry storing of boots and outdoor gear, personal rear door leading to garage with concrete floor and up and over door.

Gardens

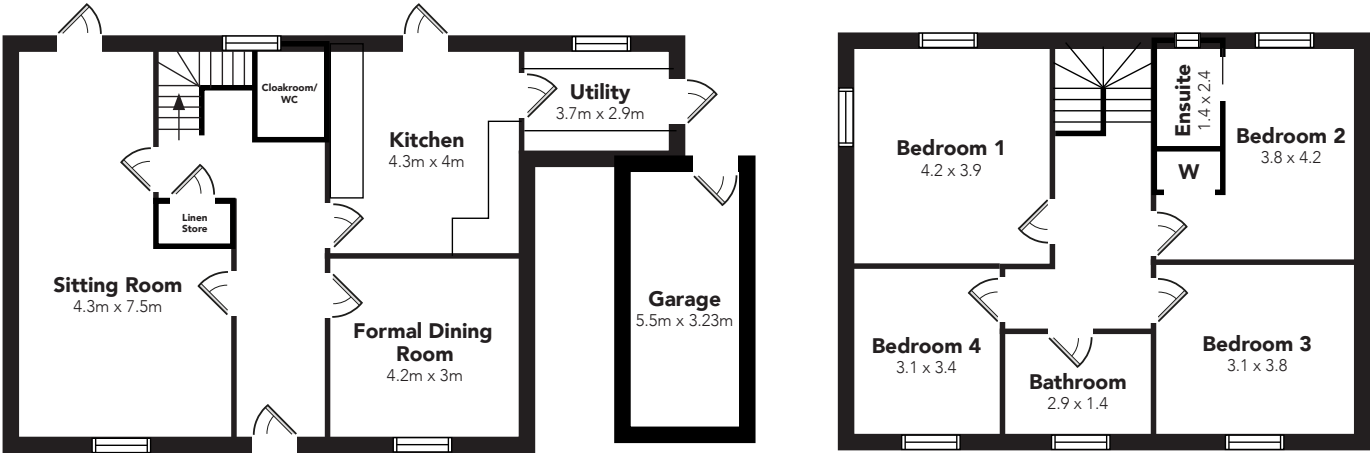
To the front a low-level stone wall is fronted by a laurel hedge. Pedestrian gate piers and a steel gate lead to the front of the house. To the side, twin leaf gates provide access to the driveway and garage. A honey gravel apron is to the front of the house which leads to a narrow path suitable for the storage of logs and refuse bins. A gravel pathway leads via a stocked herbaceous bed and via a palisade gate and fencing to the rear gardens which enjoy a full southern exposure. The rear gardens are mature, level and laid mainly to grass, fringed with mature trees and bushes which in turn provide privacy, shelter and pleasant amenity. The rear gardens are secured and bounded by a stone wall.



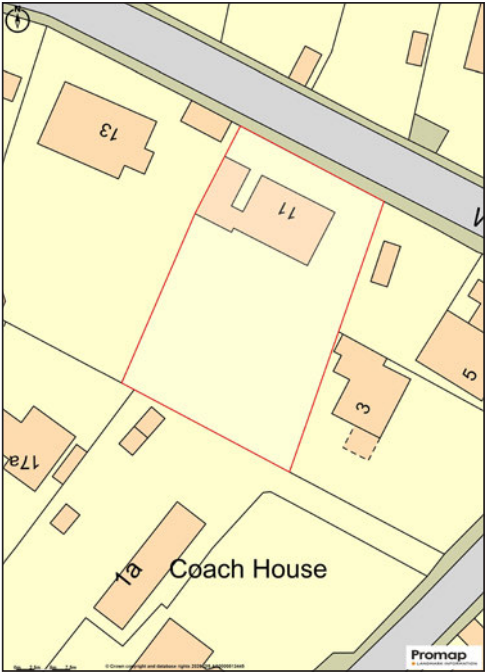


Floorplan and Site Location

Havelock Grove



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Local Authorities

Argyll & Bute Council.

Services

Mains water supply, mains drainage, mains gas, gas central heating, supported by log burner, double glazing. EV charge point.

Note: The services have not been checked by the selling agents.

Council Tax

Havelock Grove is in council tax Band E and the total amount payable in 2026/2027 is £3,140.38.

EPC

EPC rating D

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, The Beacon, 176 St Vincent, Glasgow, G2 5SG. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

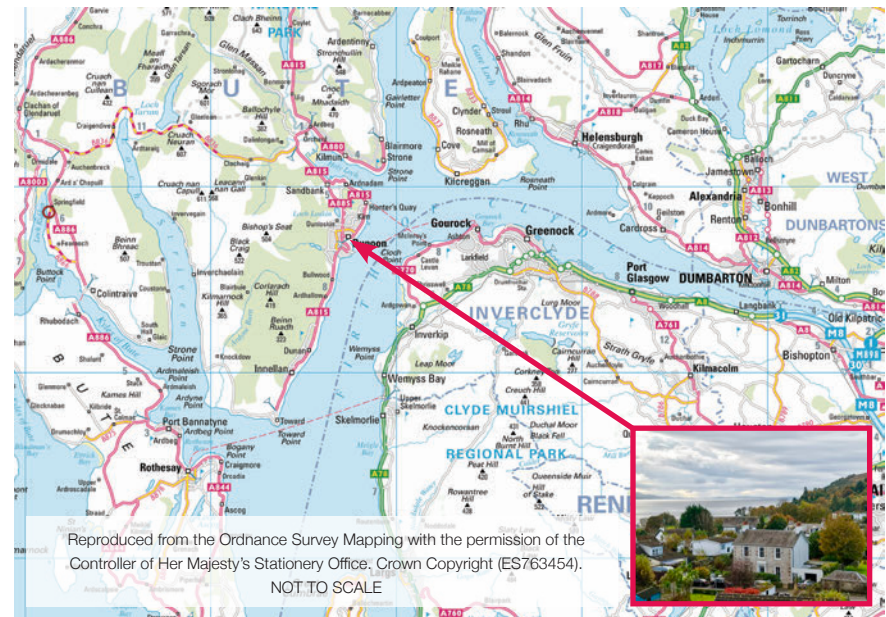
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



Travel Directions

From Hunters Quay, driving takes roughly 8 minutes under usual traffic conditions. Head southeast out of the Dunoon Hunters Quay Ferry Terminal onto the A815 (Marine Parade). Follow the A815 for 2.4 miles as it hugs the coast through Kirn and becomes Alexandra Parade, Auchamore Road and finally Wellington St, then turn right onto William Street, proceed up William Street and after about 0.1-mile Havelock Grove, 11 William Street is on the left hand side.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken October 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

ROBB
RESIDENTIAL

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