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Lower Apartment, 7 Eccles Road, Hunters Quay, Dunoon
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7 Eccles Road

Lower Apartment, Hunters Quay,
Dunoon, PA23 8LA

Dunoon Centre 3 miles Glasgow Airport 25 miles (via ferry)
Glasgow City 32.9 miles (via ferry)

A well-presented lower apartment providing excellent accommodation within a pleasant and quiet street with views across the firth of Clyde.

Ground Floor:

Outer storm door to entrance porch, inner front door to welcoming entrance hall, formal sitting room with bay window formation to front gardens and waterscape views. Bedroom 1 with window to front gardens and waterscape views, bedroom 2 with window to rear gardens, contemporary and recently upgraded family bathroom, hall/cloaks cupboard, bedroom 3 with windows to rear gardens, contemporary integrated kitchen, utility room with door to gardens.

Gardens:

Via twin leaf wrought iron gates to private monobloc driveway offering ample vehicular hard standing, parking and turning area. The front gardens are mainly to monobloc with an area of level lawn and an assortment of colourful mature flower beds and bushes at its border, all of which is further bounded by a stone wall and close board timber fence. Access via the side of the property to rear gardens which are low maintenance by design and laid to a combination of a paved patio area, gravel bed, and level lawn/drying green, flanked with a bed of bark mulch, further bound by a stone wall and close board timber fence. The rear gardens offer excellent opportunity for alfresco sitting, dining and entertaining guests.

Outbuildings:

Attached general purpose stone shed, detached single garage with manual up and over shutter door.

Circa 0.19 of an acre.

Situation

Lower Apartment, 7 Eccles Road is situated on the fringe of the popular tourist destination town of Dunoon on the Cowal Peninsula. Dunoon has a complete range of shopping, leisure and professional services. The town has a good range of welcoming pubs and restaurants, 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.



Description

The Lower Apartment at 7 Eccles Road is formed by the entire ground floor level of a detached period home. The building is of cream painted stone construction with terracotta red painted detailing, all neatly presented under a tiled roof. The apartment has been subject to a comprehensive programme of modernisation and improvement and is set amid good garden grounds which are low maintenance by design.

Ground Floor

Outer storm door to entrance porch, cupboard housing electrical switch gear, inner front door to welcoming entrance hall, formal sitting room with original Victorian cornice, enclosed and exposed Edinburgh press, electric fireplace, bay window formation to front gardens and waterscape views. Bedroom 1 with window to front gardens and waterscape views, bedroom 2 with window to rear gardens, contemporary and recently upgraded family bathroom with spa bath with overhead shower, hall/cloaks cupboard, bedroom 3 with cupboard housing the boiler and windows to rear gardens, contemporary integrated kitchen with double oven, new gas hob and extraction fan, and new integrated dishwasher. Utility room with door to gardens.



Gardens

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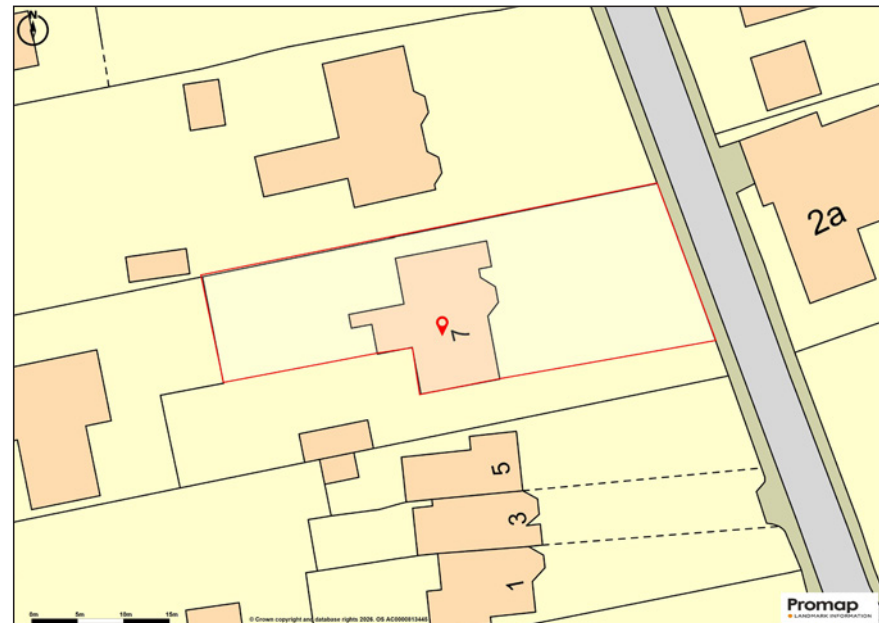
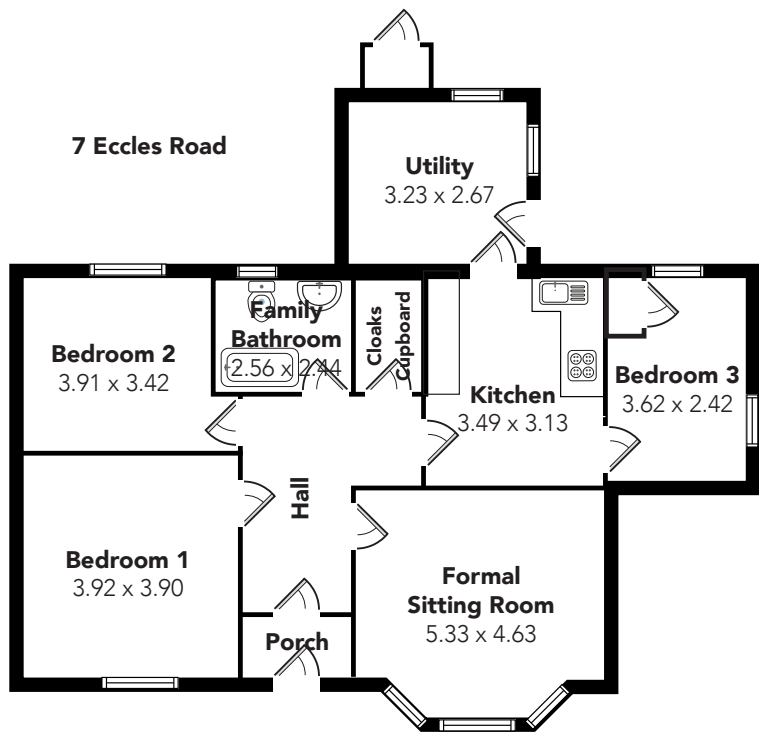
Outbuildings

Attached general purpose stone shed, detached single garage with manual up and over shutter door.

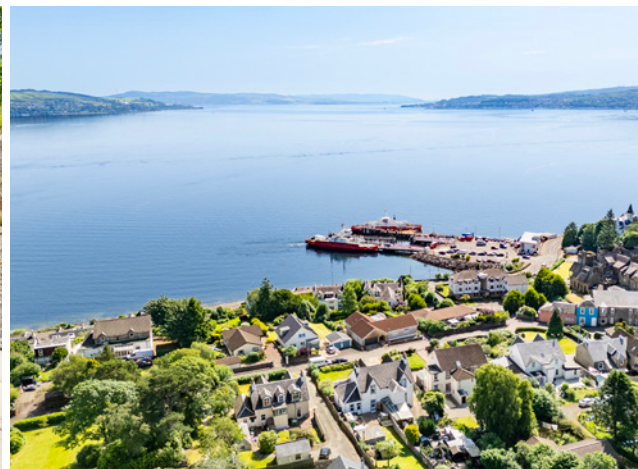




Floorplan and Site Location



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. Tel: 01546 602127

Services

Mains water supply, mains drainage, mains gas, gas fired central heating, double glazed, internal wall insulation.

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

Council Tax

Lower Apartment, 7 Eccles Road is in Band C and the total amount payable in 2026/2027 is £1585.18

Viewing

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

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, 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.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

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.



Travel Directions

From the Western Ferries terminal at Hunters Quay turn right on the A815 and proceed in a northerly direction, take the first left onto Cammesreinach Road. Take the first right onto Eccles Road, proceed along Eccles Road and the property can be found on your left-hand side.

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

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

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 June 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.

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