



151 Alexandra Parade, Dunoon, Argyll & Bute
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151 Alexandra Parade

Dunoon, Argyll & Bute, PA23 8AW

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

A sophisticated and stylish semi-detached home with uninterrupted waterscape views across the Firth of Clyde.

Ground Floor:

Outer front door to entrance vestibule/cloaks, inner front door to welcoming entrance hall, formal sitting room with bay window formation to front gardens and waterscape views. Library/home office/potential bedroom, w/c, 2 x hall stores, formal dining room, kitchen with informal breakfasting and dining area, larder stores housing the boiler, door to gardens, utility/laundry room with w/c, sliding doors to rear gardens.

First Floor:

Via a carpeted staircase to half landing, family bathroom, bedroom 1, first floor landing to bedroom 2, bedroom 3 with wash hand basin, bedroom 4 (master) with bay window formation enjoying panoramic waterscape views, walk in wardrobes, en suite shower room. Under stair store cupboard.

Second Floor:

Via a carpeted staircase to second floor landing with 1 x velux window, bedroom 5, box room with 1 x velux window and access to property eaves.

Outbuildings:

Detached general purpose garden shed with light and power, attached tool store with light and power, detached single garage with personal door access and bifold door with light and power supply.

Gardens:

Via stone piers set within a stone wall to a private driveway leading to amply vehicular hard standing and parking. The front gardens are laid mainly to lawn flanked at its borders by hedging and well maintained bushes. The rear gardens are accessed via the side of the property and are laid to a combination of lawn with a drying green, and a paved patio area with 2 power points, offering an ideal space for alfresco sitting, dining and enjoying evening sundowners, the rear gardens are well maintained and bounded by an exposed stone wall.

About 0.22 of an acre.

Situation

151 Alexandra Parade is situated in the coastal ribbon strip settlement of Dunoon which is the main town of the Cowal peninsula.

151 Alexandra Parade is set amid well maintained garden grounds from where there are excellent and sometimes dramatic views over the firth of Clyde to the mainland land mass at Cloch & Gourock adjacent.

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 pier there is the Caledonian MacBrayne passenger ferry and at Hunters Quay there is the Western Ferries vehicular ferry, both offer frequent sailings across to Gourock. From here, the road and public transport links such as the train 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. In addition, there is a sailing club in Toward at the end of the peninsula.

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

151 Alexandra Parade is a handsome semi-detached home located along the coastal parade in Dunoon. The property's accommodation is laid out over two spacious light and bright levels with all front facing rooms enjoying uninterrupted waterscape views across the Firth of Clyde to the Renfrewshire and North Ayrshire hills beyond. The exterior is of exposed stone construction neatly presented under a dark grey slate roof.

Ground floor

Outer front door to entrance vestibule/cloaks, housing the electrical switch gear, inner front door to welcoming entrance hall, formal sitting room with exposed and enclosed Edinburgh press, electric fireplace, bay window formation to front gardens and waterscape views. Library/home office/potential bedroom with windows to gardens, w/c, 2 x hall stores, formal dining room with hardwood flooring, exposed Edinburgh press, 2 x windows to side gardens, kitchen with informal breakfasting and dining area, hardwood flooring, larger stores housing the boiler, window and door to gardens, utility/laundry room with w/c, sliding doors to rear gardens.

First Floor

Via a carpeted staircase to half landing, family bathroom with overhead shower, bedroom 1 with window to side gardens, first floor landing to bedroom 2 with exposed press and window to rear gardens, bedroom 3 with wash hand basin

and window to waterscape views, bedroom 4 (master) with hardwood flooring, bay window formation enjoying panoramic waterscape views, walk in wardrobes, en suite shower room. Under stair store cupboard.

Second Floor

Via a carpeted staircase to second floor landing with 1 x velux window, bedroom 5 with 1 x velux window, box room with 1 x velux window and access to property eaves.

Outbuildings

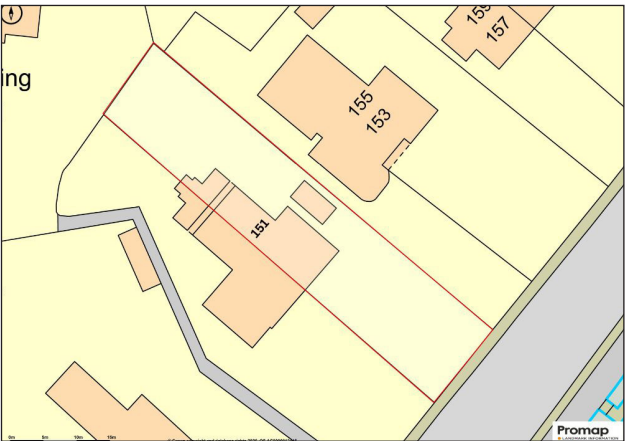
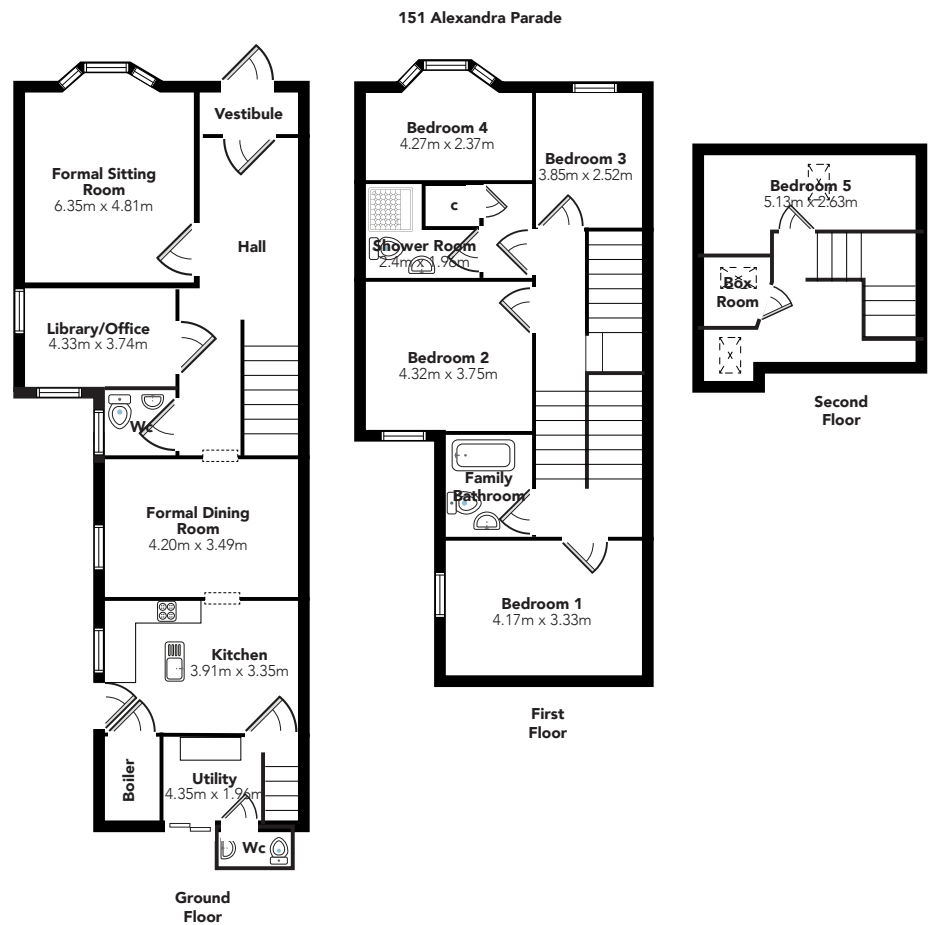
Detached general purpose garden shed with light and power, attached tool store with light and power, detached single garage with personal door access and bifold door with light and power supply.

Gardens

Via stone piers set within a stone wall to a private driveway leading to ample vehicular hard standing and parking. The front gardens are laid mainly to lawn flanked at its borders by hedging and well maintained bushes. The rear gardens are accessed via the side of the property and are laid to a combination of lawn with a drying green, and a paved patio area with 2 power points, offering an ideal space for alfresco sitting, dining and enjoying evening sundowners, The rear gardens are well maintained and bounded by an exposed stone wall.



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, gas fired central heating, largely double glazed.

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

Council Tax

151 Alexandra Parade is in Band F and the total amount payable in 2026/2027 is £3840.15.

EPC

EPC rating D.

Viewing

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

Possession

Vacant possession will be given on completion.

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

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.

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.

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 the Western Ferries terminal at Hunters Quay turn left on the A815 and proceed in a southerly direction along Marine parade passing the corner of Dhailing Road to find the entrance to 151 Alexandra Parade on the right 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 July 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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