



21 Massan View, Sandbank, Dunoon, Argyll & Bute

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# 21 Massan View

Sandbank, Dunoon, Argyll & Bute, PA23 8PU

Dunoon 2.3 miles, Glasgow Airport 25 miles (via ferry),  
Glasgow City 35 miles (via ferry)

A well presented semi-detached bungalow with striking views across the top of the Holy Loch towards Glen Massan.

## Ground Floor:

Outer canopy porch, main front door, entrance reception hallway, deep walk in general purpose store, sitting room, kitchen, double bedroom, family bathroom.

## Gardens:

Flagstone pathway leading to the front door, well-tended lawn with stocked beds and borders, mixed hedge at the front, galvanised steel gate to flagstone and gravel off street car parking. A lawn and flagstone pathway continue around the side to the rear gardens with decked rear terrace, steps to raised rear lawn with drying green surrounded by close board fencing.

Circa 0.07 in all

## Situation

21 Massan View is situated just off the A815 in the suburban village of Sandbank which is the settlement on the edge of the Holy Loch just to the northern side of the Cowal peninsula town of Dunoon.

The centre of the bustling town of Dunoon is only about 10 minutes drive to the south. Dunoon is the main town of the Cowal Peninsula and 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.

Located on the scenic Cowal Peninsula in Argyll, 21 Massan View is only a short drive from both the Caledonian McBrayne 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.

It is equally 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 can easily be described as having some of the most dramatic and picturesque scenery in the west of Scotland, it is indeed an outdoor enthusiasts playground.

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 there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country.

## Description

1 Massan View is a neat semi-detached bungalow type home which is located in a small residential pocket within the coastal community of Sandbank which borders the main Cowal town of Dunoon.

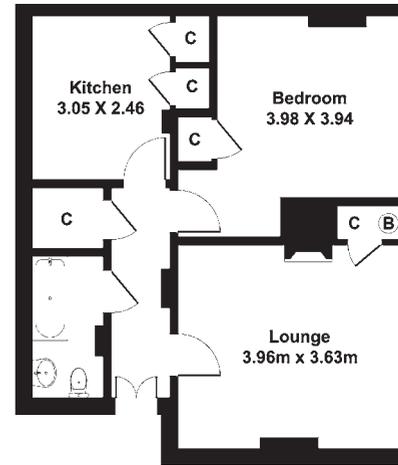
The house is of white painted harled finish under a tiled roof and it provides all on one level accommodation which is easily managed and set in mature gardens. There are striking views across the top of the Holy Loch towards Glen Massan from where street gets its name.

Outer canopy porch with red quarry tile flooring to main front door leading to entrance reception hallway, deep walk in general purpose store with electrical switchgear, sitting room with fireplace and walk in store with gas fired central heating boiler. Well-equipped and fitted kitchen with door leading to rear gardens and two shelved stores, fine double bedroom with fitted furniture and fitted wardrobe, bathroom with instant shower over the bath.

### Gardens

Flagstone pathway leading to the front door, well-tended lawn with stocked beds and borders, mixed hedge at the front, galvanised steel gate to flagstone and gravel off street car parking. A lawn and flagstone pathway continue around the side to the rear gardens with decked rear terrace, steps to raised rear lawn with drying green surrounded by close board fencing.

## Floorplan and Site Location



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Produced by Potterplans Ltd. 2018



## Local Authorities

Argyll & Bute Council

Tel: 01546 602127.

## Services

Mains water supply, mains drainage, mains gas, gas central heating, double glazing.

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

## Council Tax

21 Massan View is in Council tax band A and the council tax payable for 2018/2019 is £1124.27 including water and sewerage charges.

## 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

## EPC

Band D

## Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. 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.

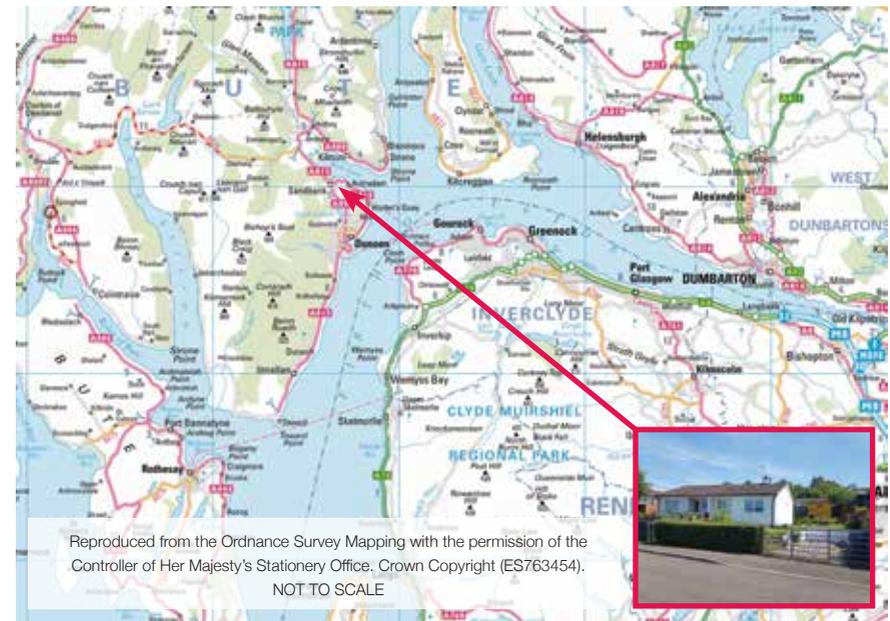
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto

5. Interested parties should note that the legal disposition for the property will include a clause whereby in the event of any part of the subjects being developed for new housing in the next 10 years, the seller will receive a tapering percentage to be agreed of either the sale price or a surveyor's assessment of the development value, whichever is higher.

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



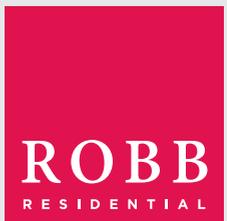
## Travel Directions

From the Western Ferries terminal at Hunters Quay turn right on the A815 and proceed in a northerly direction. Continue along the coastal road for approximately 1 mile. Turn left onto Ferguslie Street, turn left onto High road, turn left onto Robertson terrace and then immediately bear right onto Massan View, arrive at Massan View on the left.

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 in June 2018.

## 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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