



4 George Street, Hunters Quay, Dunoon, Argyll & Bute  
[www.robbrresidential.com](http://www.robbrresidential.com)







# 4 George Street

Hunters Quay, Dunoon,  
Argyll & Bute, PA23 8JU

Dunoon Centre 1.6 miles Glasgow Airport 24 miles (via ferry)  
Glasgow City 32 miles (via ferry)

A very pretty detached house with water views and located within a pleasant and quiet street.

## Ground Floor:

Outer front door, entrance hall, wc, kitchen cum dining area, family bathroom, bedroom 1, Bedroom 2 (master). Formal dining room/potential bedroom 3. Formal sitting room with views to rear gardens and onwards to the water, doors to raised patio and alfresco sitting and dining area.

## Gardens:

Via black painted wrought iron twin leaf gates to private vehicular hard standing and parking laid mainly to gravel and paving stone. The front gardens are low maintenance by design and are bound by an artificial greenery wall to one side and fencing and mature trees and bushes to the other. A paved pathway wraps around the side of the property to side gardens, which are stocked with mature beds and bushes. A stone pathway proceeds around to rear gardens which are broadly laid to lawn with various pathway wending their way through carefully planted colourful flower beds. There is a pretty feature pond located within the centre of the rear gardens, with a seating area to one side which is ideal for alfresco sitting. The gardens are bound by mature trees which offer excellent screening from neighbours. At the extreme rear of the property, there is a timber staircase that provides access up to a timber decking which wraps around the back of 4 George Street, and from which there are elevated views towards the water and landscape adjacent.



Gardens extends to circa: 0.20 acres

## Description

4 George Street is a detached home situated on George St at Hunters Quay on the Cowal Peninsula. The property is completed in a white painted render exterior with white UPVC cladding at the rear, and all is set under a red tiled roof. Internally the accommodation is arranged over one easily managed level. 4 George Street is set amid mature well established garden grounds which are mainly to grass lawns which are fringed with mature trees ensuring maximum levels of privacy and seclusion, while also enjoying views towards the Firth of Clyde.

Outer front door to entrance hall, wc, inner front door to welcoming kitchen cum dining area, boiler, windows to front and side gardens, hallway leading to family bathroom with overhead shower, bedroom 1 with window to front and side gardens, double fitted mirrored wardrobes. Bedroom 2 (master) with window to rear gardens, enjoying partial water views, double fitted wardrobes. Twin leaf doors to formal dining room, potential bedroom 3, window to side gardens. Formal sitting room with views to rear gardens and onwards to the water, sliding doors to raised patio and alfresco sitting and dining area.

## Outbuildings

Workshop/outhouse white painted render finish under a corrugated sheet roof, light and power. Access to subfloor from side gardens, light and power. Additional access at the rear of the property to sub floor/storage, light and power. Timber garden shed.

## Gardens

Via black painted wrought iron twin leaf gates to private vehicular hard standing and parking laid mainly to gravel and paving stone. The front gardens are low maintenance by design and are bound by an artificial greenery to one side and a stone wall and mature trees and bushes to the other. A paved pathway wraps around the side of the property to side gardens, which are stocked with mature beds and bushes. A stone pathway proceeds around to rear gardens which are broadly laid to lawn with various pathway wending their way through carefully planted colourful flower beds. There is a pretty feature pond located within the centre of the rear gardens, with a seating area to one side which is ideal for alfresco sitting. The gardens are bound by mature trees which offer excellent screening from neighbours. At the extreme rear of the property, there is a timber staircase that provides access up to a timber decking which wraps around the back of 4 George Street, and from which there are elevated views towards the water and landscape adjacent.

## Planning Permission

Detailed drawings have been created for the development of 4 George Street which could create an additional level of accommodation. We have been advised by the seller that the development will provide additional bedroom accommodation, a family bathroom and studio space, all of which, when developed, will take advantage of panoramic water views.



## Situation

4 George Street is situated on the fringe of the popular tourist destination town of Dunoon in 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.

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.

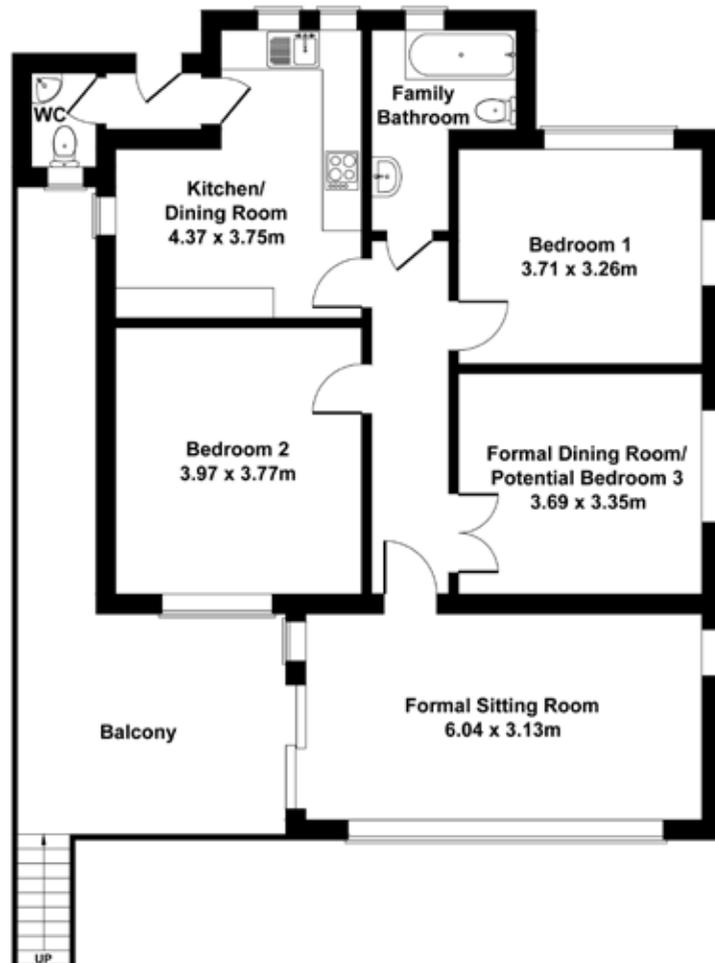
The area is renowned for its spectacular scenery and wildlife, there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country





## Floorplan and Site Location

### 4 George Street



### GROUND FLOOR

#### 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.



## 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

4 George Street is in Band D and the total amount payable in 2022/2023 is £1408.76.

## Viewing

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

## Possession

Vacant possession will be given on completion.

## Offers

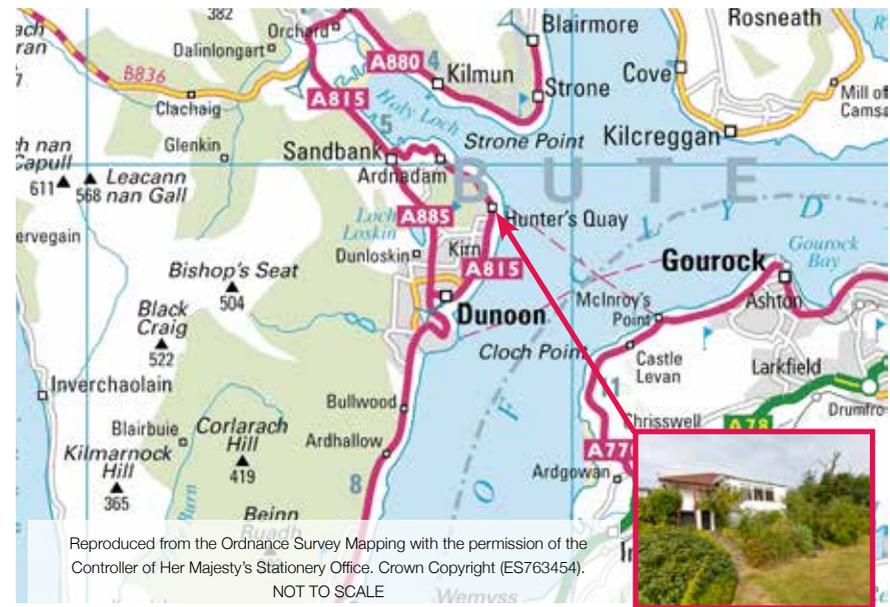
Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

## 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 left on the A815 and proceed in a southerly direction, take the first right onto James Street. Take the first right onto George Street, proceed along George Street for 0.2 miles and the property can be found on your right 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.

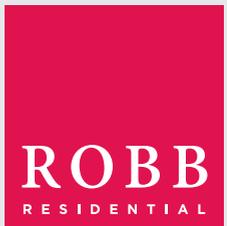
## IMPORTANT NOTICE

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 August 2022.

## 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.



150 St Vincent Street,  
Glasgow  
G2 5NE  
sales@robbresidential.com

Tel: 0141 225 3880