



Westrigg, 56A Argyll Road, Kirn, Dunoon, Argyll & Bute

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# Westrigg

56A Argyll Road, Kirn, Dunoon,  
Argyll & Bute, PA23 8LZ

Dunoon Centre 1 miles Glasgow Airport 24.9 miles (via ferry) Glasgow City  
33 miles (via ferry)

A recently extended detached bungalow within a pleasant and quiet street.

## Ground Floor:

Outer door to welcoming entrance conservatory, front door to hallway, formal sitting room, kitchen cum informal dining room, utility room, door to rear gardens, formal dining room. Family bathroom, cloaks/storage cupboard, admin cupboard, bedroom 1, bedroom 2 (master), en suite shower room. Bedroom 3, bedroom 4 with en suite shower room.

## Gardens:

Via twin leaf wrought iron gates to a sweeping gravel and concrete vehicular hard standing, parking and turning area. The front gardens are low maintenance by design and are laid mainly to gravel and paving stone, and bound by mature shrubs and hedging at its fringes. There is a pathway which wraps around the extent of the property all of which is flanked with a level lawn area and again bound by a privacy hedge. The extreme rear gardens are reached either side by personal gates, the rear gardens are mainly laid to a level lawn area with a raised timber decking which is ideal for alfresco sitting, dining and entertaining. There are colourful flower beds, among soft fruit and vegetable beds to the side of the decking area. Surrounding the property is a mature privacy hedge which ensures good privacy from neighbours.

Gardens extends to circa: 0.19 acres

## Situation

Westrigg 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.



## Description

Westrigg is a substantial recently extended 4 bedroom detached bungalow and is of a combination of render, and fycstone finish neatly presented under a tiled roof. The property has been extended and its accommodation lends itself perfectly as a principal family home.

Outer door to welcoming entrance conservatory, inner front door to hallway, formal sitting room, with sliding doors back to conservatory, windows to gardens, gas lit fireplace, kitchen cum informal dining room, window to gardens, utility room housing the boiler, hot water tank and pulley, door to rear gardens, stable style sliding doors to formal dining room with views to the gardens. Family bathroom with separate shower enclosure, twin leaf doors to cloaks/storage cupboard, admin cupboard, bedroom 1 with window to rear gardens, double fitted wardrobes, bedroom 2 (master) with fitted wardrobes, window to rear gardens, en suite shower room with walk in shower enclosure. Bedroom 3 with double fitted wardrobes and window to front gardens, bedroom 4 with window to front gardens, walk in wardrobe, en suite shower room.

## Outbuildings

Good sized timber double garage, 2 x twin leaf timber doors, light and power. 1 x timber summerhouse.

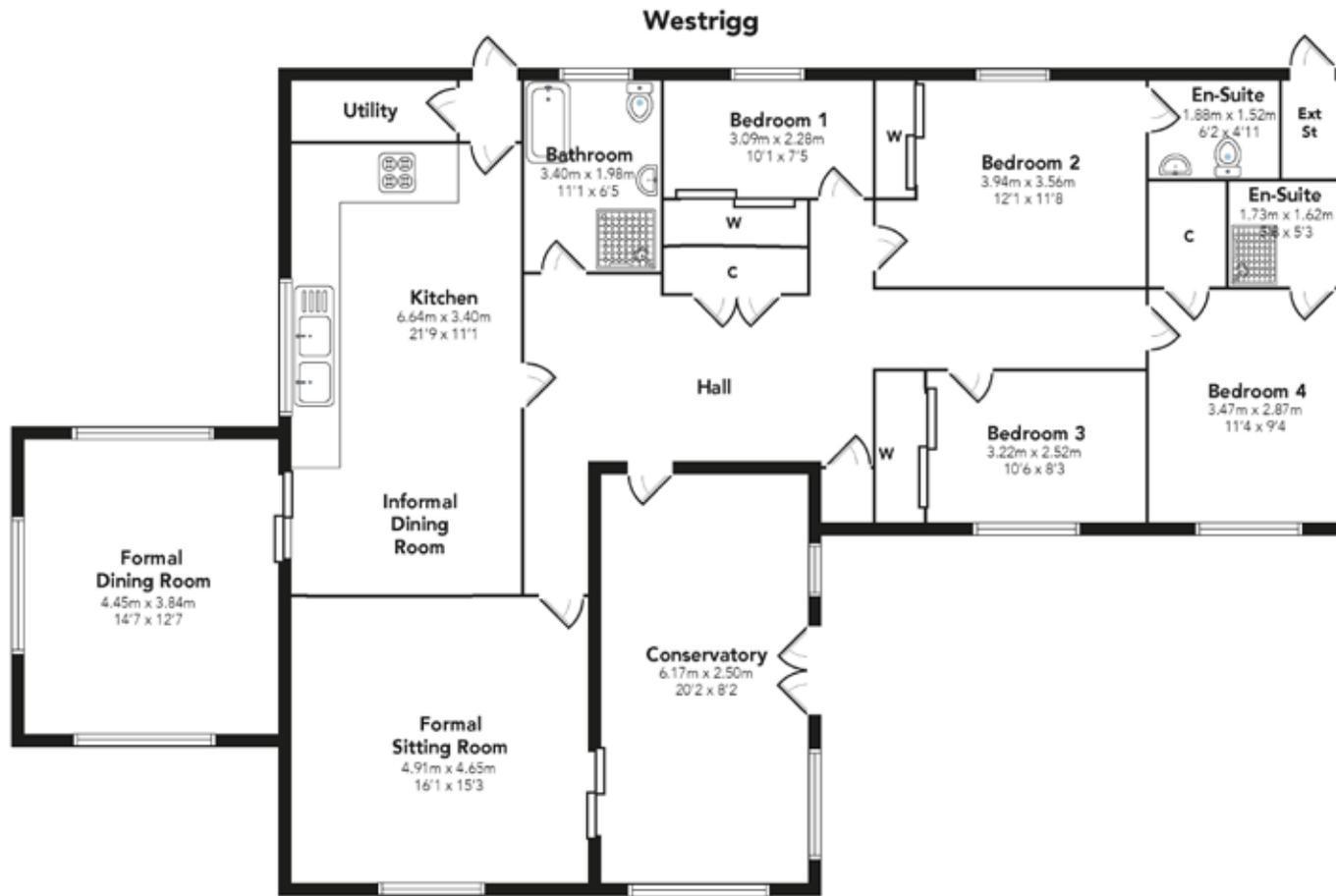
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## Floorplan and Site Location



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

Water is by mains supply, drainage is mains supply, gas fired central heating, double and triple glazing.

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

## Council Tax

Westrigg is in Band E and the total amount payable in 2022/2023 is £2435.71.

## 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, 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.

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.

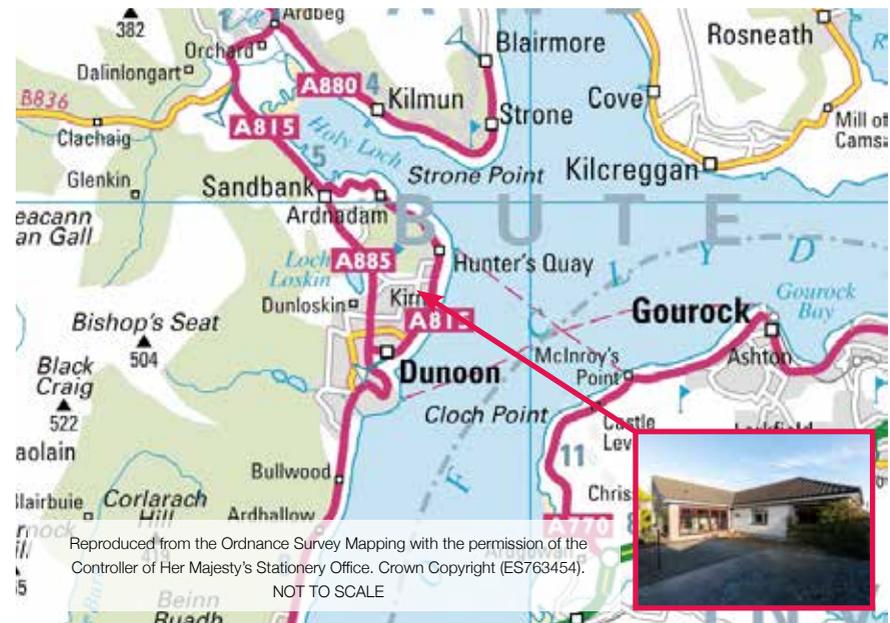
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

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 onto the A815 and travel along the coastal road for about 1 mile then turn right onto Clyde St. Continue up Clyde St for 0.2 miles then turn right onto Argyll Road, number 56A is in the middle.

**ROBB**  
RESIDENTIAL

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