



ARDENSLATE ROAD, KIRN, DUNOON OFFERS OVER £150,000

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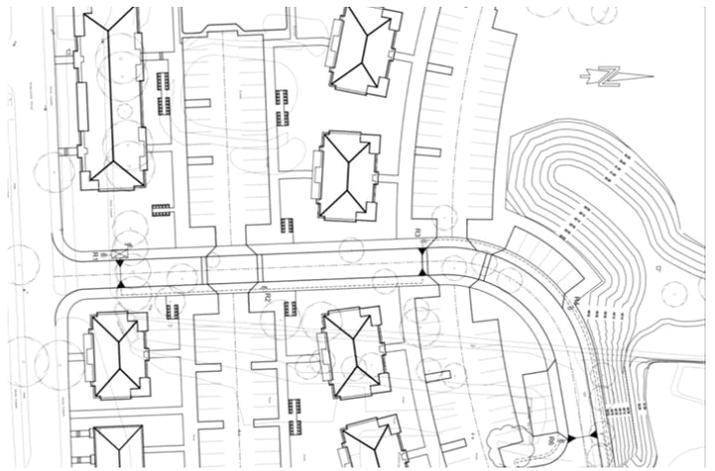
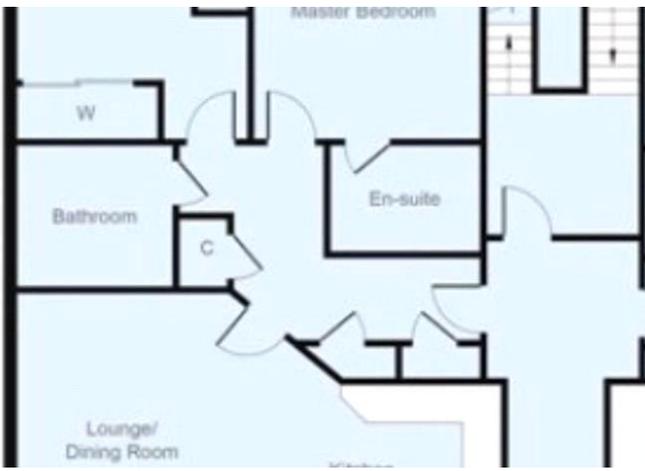
The site comprises a square plot of land measuring approximately 2 acres and is accessible from Ardenslate Road.

Benefitting from previous planning being approved for 4 Blocks of 8 two bedroom apartments.

Additional information can be found on Argyll and Bute Planning Portal at the following link :-

<https://publicaccess.argyll-bute.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=JQTP99CH09200>

Dunoon is a thriving town which blossomed in the 19th century to become a major Clyde seaside resort and a favourite holiday spot for Glaswegians. Throughout the summer months, many tourists still visit Dunoon and enjoy walks along the promenade or a cruise down the Clyde. As one of the main areas, Dunoon offers a range of amenities including a hospital, library, leisure centre and a variety of shops and supermarkets. Primary and secondary schooling is available within the town. Sporting activities in the area include excellent sailing, golfing, walking and both fresh and sea water fishing.



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.