

3 BED COTTAGE

GUIDE PRICE £245,000



## East Cottage, Castle Toward Estate, Toward, PA23 7UG

Stunning Open Views

Rural location

3 bedrooms

Prestigious address

Great out door space

Early completion possible

Off Road Parking

Council Tax Band D EPC d

Highly Sought-after location

Back and front gardens



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Dunoon Property



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**Kitchen 4.25m x 4.34m at widest points**

Bright and spacious fitted kitchen with matching base and wall units with contrasting worktops, Stainless steel sink with mixer taps, with window to the side, Ceramic tiled flooring. Pendant lighting Back door leads to the garden. Free standing Gas Range cooker.

**Utility 1.64m x 2.32m approx at widest points**

Good side utility room space for dryer and plumbed for washing machine, fixed shelving to one side. Window to the side. Ceramic floor tiles matching the kitchen. Pendant light. Door to back leads to the lounge diner.

**Lounge diner 7.14m x 5.81m approx at widest points**

Fantastic bright and very spacious lounge diner with French door opening to the large decking to the front with stunning views to Isle of Bute and Arran. Focal point Fire place with inset Stove style fire, hearth, Duels aspect windows flood the room with natural light. Wood effect flooring finishes in hi gloss. Door to the hall.

**Hall 5.32m x 1.11 m**

Laminate wood effect flooring radiator pendant light loft hatch access bathroom 3 bedrooms door to front . Hall cupboard with shelving.

**Bathroom 2.05m x 1.75m at widest points**

WC wash hand basin. Bath with shower over, electric chrome heated towel radiator. Ceramic floor tiles, window with privacy glass to the back.

**Bedroom 3.70m x 3.00m at widest points**

Double bedroom , Window to the side, carpeted, radiator. Pendant light

**Bedroom 3.30m x 2.86m at widest points**

Window to the side, radiator, pendant light

**Bedroom 4.28m x 3.12m at widest points**

Large front facing window with stunning views to Isle of Bute and Arran . Radiator, pendant light

**Gardens**

Large decking to the front , Side and back garden mostly laid to lawn with mature bushes and hedges. The Oil tank is located to the side. Parking for several cars. Plenty space for a shed or garage .

There is also a very handy basement room access by the stairs to the front

This amazing rarely available rural property must me viewed to be fully appreciated

Early viewings are highly recommended strictly by appointment

For Further details and to arrange a viewing call,

email or TEXT 24/7 Marco +447801 711 361 Email [marco@dunoonproperty.com](mailto:marco@dunoonproperty.com)

**Disclaimer**

Whilst we endeavor to make these as details as accurate as possible, they do not form any part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken using a digital/sonic measuring device and are mostly taken to the widest points. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or if you simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in everyway possible



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