



**Corrigan  
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## Gairvegan

Argyll Road, Kirn, PA23 8LZ

Offers Over  
**£329,995**



# Gairvegan

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Corrigall Black are excited to present to the market 'Gairvegan', a grand traditional family home with wonderful garden space, situated in the much sought after village of Kirn. This bright flexible property, laid out over two floors comprises four double bedrooms, bathroom, two shower rooms, lounge, sitting room, dining kitchen with French doors leading out to the beautiful patio and rear garden area, separate formal dining room, study, utility room and studio. With fantastic storage options the property also benefits from a large front garden area with circular driveway providing ease of access while a further area to the side provides off road parking for multiple vehicles. The property has an abundance of perks including double glazing, GCH, character features and sea views. We encourage early viewing to fully appreciate the grandeur of this fabulous family home and to avoid disappointment.

## Location

Lying approximately one mile from the town of Dunoon, Kirn is a beautiful village providing a range of amenities including a variety of local shops, bakers shop, golf course, bowling green and a primary and secondary school. In the main town of Dunoon further essentials can be found including GP surgeries, hospital, swimming pool, cinema, restaurants, cafes, and pubs. The Queens Hall has a library, gym and soft play area and is a fantastic live music venue with regular shows throughout the year. The Burgh Hall is a renowned arts hub for the area and welcomes many exhibitions and performing arts to this outstanding venue. This seaside area is perfect for outdoor enthusiasts who can enjoy paddle boarding, sailing, kayaking and sea swimming while the backdrop of hills provides further opportunities including hill running, mountain biking and rambling.

## Features

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- SOUGHT AFTER LOCATION
- SEA VIEWS
- MULTIPLE VEHICLE DRIVEWAY
- BEAUTIFUL GARDEN GROUNDS
- FLEXIBLE ACCOMMODATION
- CHARACTER
- DOUBLE GLAZING
- DETACHED VILLA





#### Ground Floor

The stunning tiled stairs lead to grand double doors opening inwards to a further attractive decorative main entrance door, from where you enter directly into the welcoming hallway with ornate cornicing. The hallway provides access to all rooms on the ground floor. The grand lounge is situated to the front of the property and has a wonderful feature fireplace with gas fire adding to the ambience of the room. The large bay windows overlook the well-maintained garden grounds and enjoy partial sea views, creating an ideal space to sit back, relax and enjoy the scenery in this wonderful family sized lounge. Situated across from the lounge is the sitting room, this flexible room enjoys traditional details including cornicing, ceiling rose, an attractive ornamental fireplace and bay windows overlooking the beautiful garden. The bonus sitting room could alternatively be used for a variety of purposes.

In keeping with the grandeur of the property a beautiful formal dining room is also located on ground floor, offering a fabulous space for entertaining. The impressive, well-appointed, bright, family sized kitchen has a large dining area, triple aspects windows and wonderful French doors leading out to the rear garden and patio area and providing a fantastic private location to enjoy summer barbecues. A good sized utility room, with ample space for appliances, offers further storage options while a downstairs, beautiful, modern shower room

with attractive tiling has a large style shower area with overhead shower, toilet and wash hand basin.

#### Upper floor

The bright stairs with banister and decorative spindles lead you upwards with two windows ensuring natural light floods the area as you ascend to the half landing where a further good sized shower room is located comprising enclosed shower, wash hand basin, toilet and bidet. From the half landing a further set of stairs rise to the upper floor. The grand master bedroom has a large window that offers stunning sea and garden views from its elevated position and the room has fantastic fitted storage cupboards. The upper floor also houses the family bathroom and there is a studio area that provides an inspiring, creative space that enjoys sea and garden views. A further three good sized double bedrooms ensure a variety of substantial, flexible family accommodation is available.

#### Outside

Entering through the double gates onto the driveway you get a real feel for this magnificent property. In the centre of the circular driveway is a lovely lawned area offering a fantastic space for children to play. The garden is surrounded by a natural stone wall and to the back of the property there are attractive trees, a further lawned area and the wonderful patio space.





# Measurements

Landing	3.5 m X 1.1 m / 11'6" X 3'7" A.W.P
Lounge	5.64 m X 4.68 m / 18'6" X 15'4" A.W.P
Sittingroom	5.34 m X 4.5 m / 17'6" X 14'9" A.W.P
Dining Room	4.7 m X 3.57 m / 15'5" X 11'9" A.W.P
Dining Kitchen	6.69 m X 3.79 m / 21'11" X 12'5" A.W.P
Bedroom 1	4.14 m X 4.06 m / 13'7" X 13'4" A.W.P
Bedroom 2	4.05 m X 3.61 m / 13'3" X 11'10" A.W.P
Bedroom 3	4.59 m X 4.12 m / 15'1" X 13'6" A.W.P
Bedroom 4	4.63 m X 4.58 m / 15'2" X 15'0" A.W.P
Study	4.17 m X 3.8 m / 13'8" X 12'6" A.W.P
Utility Room	2.27 m X 1.93 m / 7'5" X 6'4" A.W.P
Bathroom	2.26 m X 1.85 m / 7'5" X 6'1" A.W.P
G.F - Shower Room	2.47 m X 1.95 m / 8'1" X 6'5" A.W.P
Entrance Hall	4.95 m X 2.28 m / 16'3" X 7'6" A.W.P
Shower Room	2.55 m X 1.85 m / 8'4" X 6'1" A.W.P
Studio	2.98 m X 2.31 m / 9'9" X 7'7" A.W.P
Entrance Vestibule	1.3 m X 1 m / 4'3" X 3'3" A.W.P



Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.