

STEWART & BENNETT

SOLICITORS

Skye Block, 126 Fairhaven, Dunoon, PA23 8NS



Offers In Region of £48,000

- 2-bed Maisonette flat over 2 levels in the popular Fairhaven development in Kirn. Local amenities, schools and local bus route close by.
- Accommodation comprises open-plan kitchen/ living space, two bedrooms and bathroom. Generous internal storage.
- Double Glazed. EPC: F. Council Tax: A.
- The property requires a degree of renovation.
- Great opportunity for someone looking for a renovation project or buy-to-let.
- Communal grounds. and parking.
- External storage cupboard.
- Factored.

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www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

2-bed Maisonette flat over 2 levels in the popular Fairhaven development in Kirn. Local amenities, schools and local bus route close by. The property is located in Skye Block. Accommodation comprises open-plan kitchen/ living space, two bedrooms and bathroom. Double Glazed. EPC:F. Council Tax: A. Property offers great internal storage as well as a large external storage cupboard.

The property requires a degree of renovation. Great opportunity for someone looking for a renovation project or buy-to-let.

Externally, the grounds are well maintained and have a range of trees and shrubs throughout. There are several car parks for the use of residents and guests.

The complex is factored. Factor looks after the communal areas and the gardens. Factor Fees - approx. £180 per quarter.

Dunoon is the gateway to the Loch Lomond and Trossachs National Park and can easily be described as having some of the most dramatic and picturesque scenery in the west of Scotland: indeed it is an outdoor enthusiast's playground. The area is renowned for its near-endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country. The property would suit first time buyer or buy-to-let. Early viewing recommended.

Entrance Vestibule

Door opens into to hallway giving access to kitchen, sitting room and upper floor.

Sittingroom

5.00 m x 4.00 m / 16'5" x 13'1"

Window to front. Good size open-plan living space. Door gives access to hallway. Two overhead lights. No floor covering. Electric wall heater.

Kitchen / Open plan living

4.00 m x 3.00 m / 13'1" x 9'10"

Open plan Kitchen/Living space. Older style wall and floor units. Complementary work surface, stainless steel sink and drainer. Plumbed for washing machine/ dishwasher. Space for vented tumble dryer. Slot in electric cooker. Storage cupboard. Wall cupboard makes for a divide to sitting room.

Bedroom 1

5.00 m x 3.00 m / 16'5" x 9'10"

Window to rear. Good size room with built-in wardrobe. Storage cupboard. Overhead light. No floor covering.

Bedroom 2

4.00 m x 3.00 m / 13'1" x 9'10"

Window to front. Built-in wardrobe. Overhead light. No floor covering.

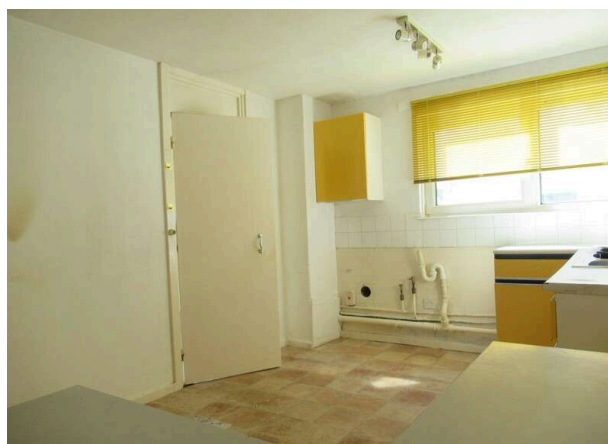
Bathroom

2.50 m x 1.00 m / 8'2" x 3'3"

Opaque window to front. Older style white suite comprises W.C., wash hand basin, bath with shower over. Overhead light, no floor covering.

Outside

Communal garden grounds and parking. Outside Storage cupboard.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

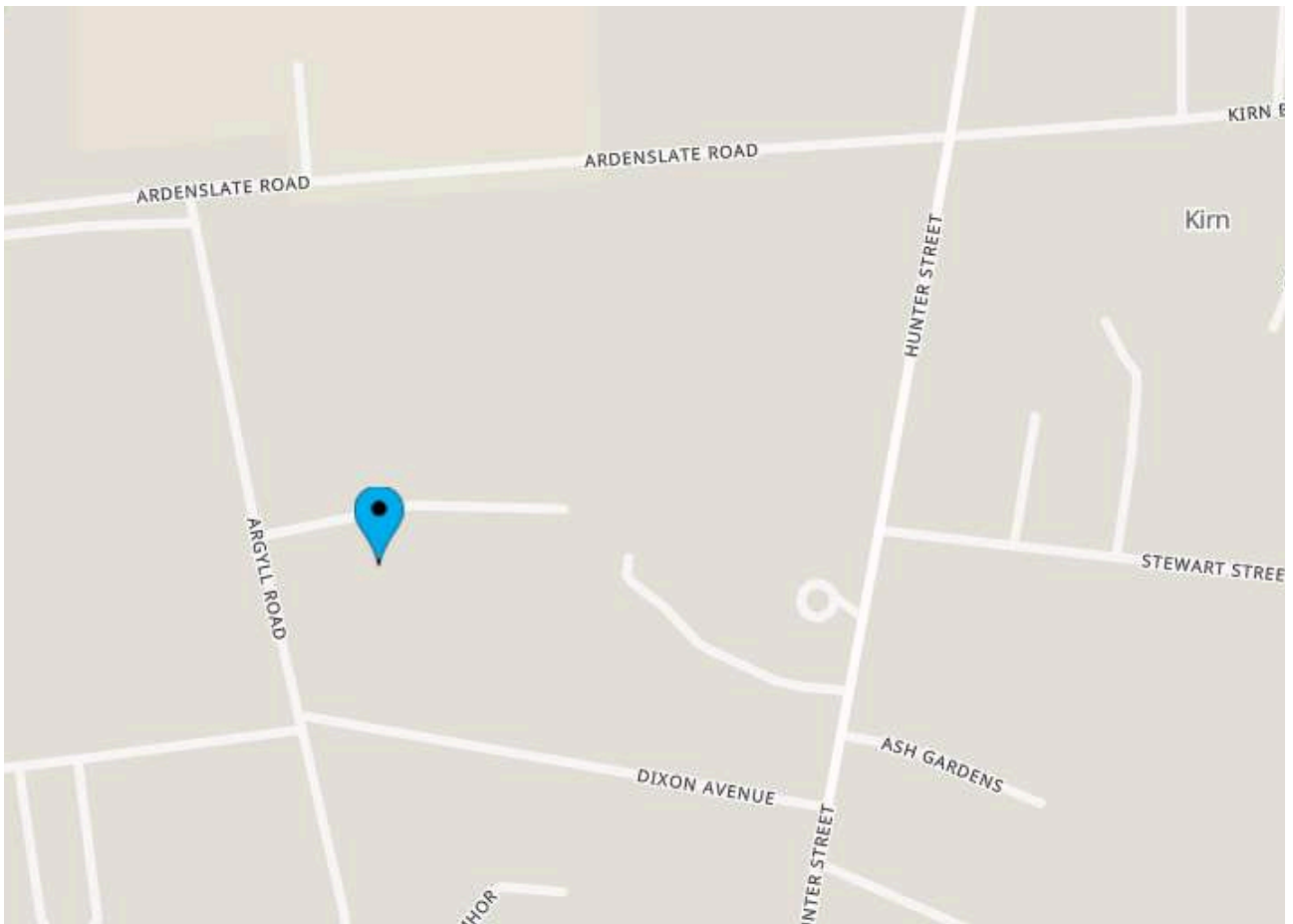
TRAVEL
Regular vehicular ferry services are provided by Western Ferries between McInroy's Point (Gourock) and Hunter's Quay (Dunoon) allowing easy access to Glasgow and surrounding areas. On exiting the ferry terminal at Hunter's Quay turn left toward Dunoon. Continue to Kirn taking a right at Kirn Parish Church onto Kirn Brae. Follow road onto Ardenslate road then take a left into Argyll Road. Take first on left into Fairhaven, Skye block is on right hand side. Pedestrian only ferry services are provided by Caledonian MacBrayne Ltd between Dunoon breakwater and Gourock with onward train connections to Glasgow Central Station. Situated on the Cowal Peninsula, the local area may be reached by road via the A83 from Glasgow passing Loch Lomond and the Rest and Be Thankful.

NOTE
These particulars have been carefully prepared after due enquiry, but are provided as a guide only. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers are invited in the style of the Scottish Standard Clauses (Edition 5) The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

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Floor plans are indicative only - not to scale.

