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Rowanlea

40 Kirn Brae, Kirn, Dunoon, PA23 8LP

Offers Over
£125,000

Rowanlea

Corrigall Black are delighted to present to the market 'Rowanlea', a wonderful, two bedroom, upper villa situated in the beautiful village of Kirn and within walking distance of a wide variety of amenities. The property comprises, porch, entrance hallway, bathroom, kitchen, lounge with fantastic sea views from its elevated position, dining room, two bedrooms and a converted roof space which provides additional flexible accommodation that will undoubtedly appeal to many. Although in need of some modernisation the property benefits from GCH, double glazing, off road parking and private garden. With great sea views also on offer, we anticipate a high level of interest in this property and therefore highly recommend early viewing to fully appreciate the potential it has in abundance.

The location

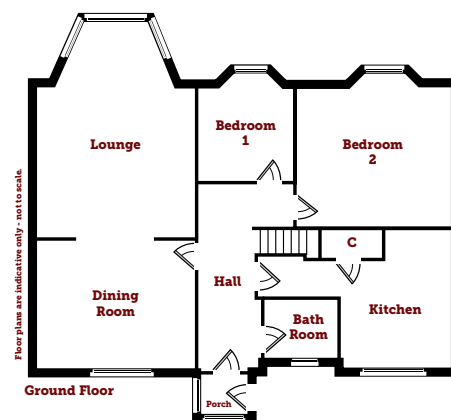
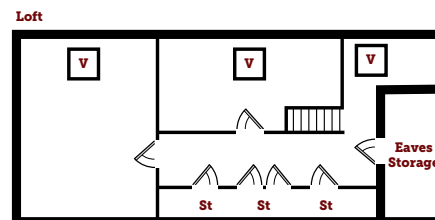
Lying approximately one mile from the town of Dunoon, Kirn is a beautiful village providing a wonderful array of amenities including a variety of local shops, a bakers, golf course, bowling green and primary and secondary schools. In the main town of Dunoon further essentials can be found including GP 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 Castle House Museum provides information about the historical town and is set in the wonderful Castle Gardens while 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 activities including hill running, mountain biking and rambling.

Property Features

- SEA VIEWS
- GREAT GARDEN SPACE
- CONVERTED LOFT AREA
- DRIVEWAY
- G.C.H
- DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- EARLY ENTRY AVAILABLE

Measurements

Porch	1.4 m X 1.17 m / 4'7" X 3'10" A.W.P
Hall / Landing	4.99 m X 1.34 m / 16'4" X 4'5" A.W.P
Dining Room	3.89 m X 3.17 m / 12'9" X 10'5" A.W.P
Kitchen	3.9 m X 2.43 m / 12'10" X 8'0" A.W.P
Bedroom 1	2.5 m X 2.35 m / 8'2" X 7'9" A.W.P
Lounge	4.75 m X 3.49 m / 15'7" X 11'5" A.W.P
Bedroom 2	3.65 m X 3.64 m / 12'0" X 11'11" A.W.P
Bathroom	1.87 m X 1.77 m / 6'2" X 5'10" 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.