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Cathallan

Park Road, Kirn, Dunoon, PA23 8JL

Offers Over
£170,000



Cathallan

Corrigall Black are delighted to present to the market 'Cathallan' a generous, family sized, semi-detached, 4 bedroom property situated in a sought after area in the village of Kirn. Set within walking distance of primary and secondary schools, the property comprises lounge, kitchen, dining room, bathroom, four bedrooms and shower room. The property benefits from GCH, DG and it has been re-carpeted throughout. Externally the off-road parking for multiple cars and garden with hill views ensure this property will appeal to a wide variety of families and we therefore recommend early viewing.

Location

Lying approximately one mile from the town of Dunoon, Kirn is a beautiful village providing 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.



Features

- OFF ROAD PARKING
- PARTIAL SEA & COUNTRY VIEWS
- GARDEN SPACE
- FLEXIBLE ACCOMMODATION
- SOUGHT AFTER LOCATION
- G.C.H
- SEMI-DETACHED HOME
- EARLY ENTRY AVAILABLE



Entrance Hall

Stairs rise to a modern door that opens directly into the bright, welcoming hallway and from here there is access to all downstairs rooms. Stairs to the upper floor can be accessed from the hallway and there is a useful storage cupboard.

Kitchen

The kitchen enjoys views out over the rear garden and to the hills beyond. Comprising ample floor and wall mounted units, integrated wine rack, sink located under the window, electric oven, hob and extractor hood, the kitchen also has ample space for appliances. A further door leads out with stairs directly to the rear garden perfect for access for alfresco dining or hanging out washing on warm summer days.

Dining Room

This good sized dining room offers a fantastic area for family dining and entertaining while providing views towards the hills. A fantastic sized walk in storage cupboard is located in the dining room.

Shower Room

Accessed from the lower hallway, the useful shower room has a toilet, wash hand basin, contained shower cubicle and a privacy glass window.

Lounge

This bright, family sized lounge provides a comfortable space to relax. The window offers views to the front of the property.



Bedroom 1

Located next to the lounge, this carpeted double bedroom has two wonderful fitted double door storage cupboards, providing a variety of storage options.

Upper floor

Bedroom 2

This is a good sized double bedroom overlooking the front of the property. Additional storage options are also available in this room.

Bedroom 3

This bedroom has views over the garden and to the atmospheric hills beyond.

Bedroom 4

This bright, great sized, double bedroom enjoys dual aspect windows to the front and side of the property with partial sea views to the River Clyde. There is good storage provided by a built in cupboard.

Bathroom

Accessed via the upper hallway, the family bathroom benefits from a WC, bath and wash hand basin.

Outside

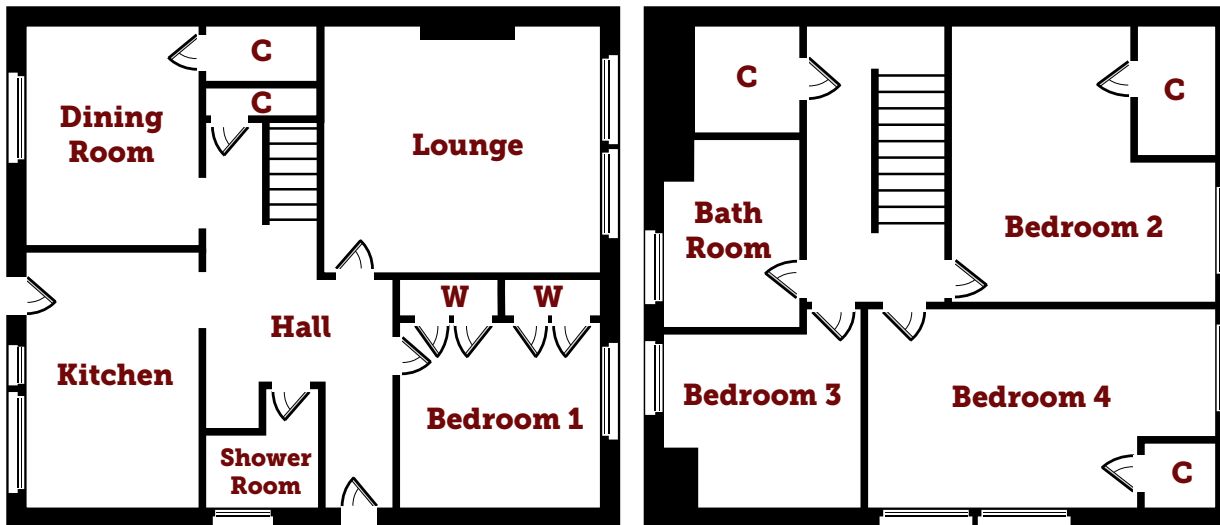
The gated driveway provides off road parking for multiple vehicles and a path leads around to the rear of the property where the lawned garden area provides an ideal space to enjoy the outdoors.

Measurements

Entrance Hall	3.8 m X 3.08 m / 12'6" X 10'1" A.W.P
Lounge	4.5 m X 4.23 m / 14'9" X 13'11" A.W.P
Dining Room	3.57 m X 2.58 m / 11'9" X 8'6" A.W.P
Kitchen	4.17 m X 2.55 m / 13'8" X 8'4" A.W.P
Bedroom 1	3.25 m X 2.98 m / 10'8" X 9'9" A.W.P
Bedroom 2	4.62 m X 3.85 m / 15'2" X 12'8" A.W.P
Bedroom 3	2.91 m X 2.84 m / 9'7" X 9'4" A.W.P
Bedroom 4	4.83 m X 3.18 m / 15'10" X 10'5" A.W.P
Bathroom	3 m X 1.86 m / 9'10" X 6'1" A.W.P
Shower Room	2.24 m X 1.79 m / 7'4" X 5'10" A.W.P



Floor plans are indicative only - not to scale.



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.

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