



**Corrigan
Black**
Solicitors

To view, contact us on:
t: 01369 702941 • f: 01369 704304
or email: info@corriganblack.com
www.corriganblack.com



Flat 1/2, 4 Victoria Crescent

Kirn Brae, Kirn, Dunoon, PA23 8LN

Offers Over
£79,995

Flat 1/2, 4 Victoria Crescent

Corrigall Black are delighted to present to the market this wonderful first floor, two bedroom flat in the popular village of Kirn. This fantastic property benefits from outstanding views over the River Clyde and is located just a short stroll from the promenade that runs all the way to the centre of Dunoon and beyond. The beautiful home comprises expansive lounge with bay windows offering views towards the water, two double bedrooms, fully upgraded attractive shower room, modern kitchen, and a fantastic, flexible large walk-in cupboard. With communal garden grounds to the rear, the property also benefits from GCH and double glazing. We anticipate a high level of interest in this property, which is being brought to market in walk in condition, and therefore strongly recommend early viewing.

The Location

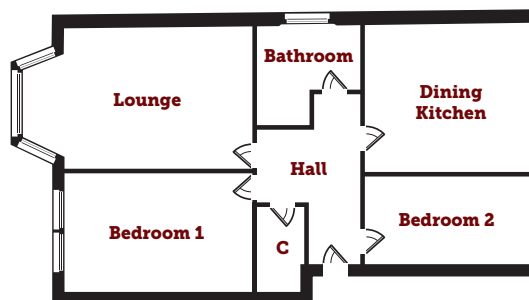
Lying approximately one mile from the town of Dunoon, Kirn is a beautiful village providing amenities including a variety of local shops, a bakers, golf course, bowling green and a primary and secondary school. In the main town of Dunoon further essentials can be found including GP surgeries, hospital, swimming pool, cinema, restaurants, cafes, and pubs. The town's Queens Hall has a library, gym and soft play area and is a fantastic live music venue with regular shows throughout the year. Another local landmark, the Castle House Museum, provides information about the historical town and is set in the wonderful Castle Gardens. The historic 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

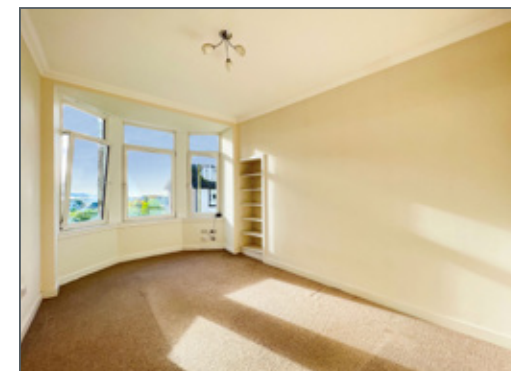
- SOUGHT AFTER VILLAGE LOCATION
- WALK-IN CONDITION
- OUTSTANDING SEA VIEWS
- COMMUNAL GARDEN GROUNDS
- 2 X DOUBLE BEDROOMS
- G.C.H./DOUBLE GLAZING
- GREAT STORAGE OPTIONS
- QUICK ENTRY AVAILABLE

Measurements

Entrance Hall	3.43 m X 2.39 m / 11'3" X 7'10" A.W.P
Lounge	5.34 m X 3.33 m / 17'6" X 10'11" A.W.P
Dining Kitchen	4.26 m X 3 m / 14'0" X 9'10" A.W.P
Bedroom 1	4.62 m X 3.04 m / 15'2" X 10'0" A.W.P
Bedroom 2	4.36 m X 2.31 m / 14'4" X 7'7" A.W.P
Shower Room	2.39 m X 2.15 m / 7'10" X 7'1" 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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