



3 Blair Lane
Kirn, Dunoon

Offers Over
£155,000

3 Blair Lane

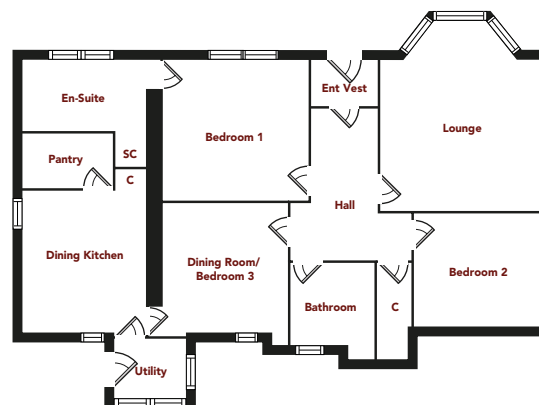
Corrigall Black are excited to present to market this substantial lower Villa, situated on the prestigious Blair Lane in the picturesque village of Kirn. This exceptional villa combines grand proportions and captivating views across the River Clyde. From the moment you step through the entrance vestibule where a further door opens into the character filled hallway, its clear this is a home with a story to tell steeped in character with ornate corncicing, original features and brimming with untapped potential. Once inside the property unfolds, sunlight pours through the variety of generous double-glazed windows, illuminating this spacious family sized home. On entering the grand lounge you are immediately drawn to the wonderful bay windows overlooking the well maintained garden ground and beyond this special property is perfectly positioned to take in the panoramic river views, with a daily backdrop of passing boats, dramatic skies and ever-changing light. The large dining kitchen provides a sociable, versatile space with an abundance of storage options and just off the kitchen is a handy utility area. The well-proportioned bedrooms provide ample space for a family and visiting guests whilst the bathroom and ensuite ensure every day convenience is not compromised. Ready to be lovingly restored, this is a forever home in the making. When you step outside the charm continues in the beautiful garden with specific areas laid to lawn and planting providing a fantastic location for alfresco dining, Summer BBQS and a safe space for children to play. Corrigall Black anticipate a high level of interest in this wonderful property therefore recommend early viewing to avoid disappointment.

Location

Kirn is a desirable coastal village on the west shore of the Firth of Clyde on the Cowal Peninsula in Argyll and Bute and is situated close enough to the amenities of Dunoon to make day to day life convenient yet maintains a quieter village atmosphere. As well as the golf course and bowling green Kirn also has a variety of shops and eating establishments. The position gives Kirn wonderful views over the River Clyde and access to sea front walks. Just a short distance from Kirn is the main town of Dunoon this charming seaside town offers the perfect blend of natural beauty and convenience, surrounded by stunning views of the River Clyde and the hills beyond. With regular ferry links to Gourock and onward rail services to Glasgow the town is an ideal location for those seeking a tranquil costal retreat within easy reach of the city. The town itself boasts a wonderful range of amenities, including independent shops, cafes, bars and restaurants, as well as reputable primary and secondary schools. Dunoon also benefits from a local hospital, a variety of GP surgeries, library, swimming pool and leisure facilities. For outdoor enthusiasts the area offers exceptional walking, water sports and cycling opportunities. The nearby Loch Lomond & The National Park provides a further dramatic backdrop for adventure and exploration. Dunoon is also home to cultural attractions such as the Queens Hall, Burgh Hall and the Castle House Museum while seasonal festivals ensure a vibrant community feel. With a unique blend of heritage, natural beauty and wildlife.

Measurements

Hallway	4.32 m X 3.82 m / 14'2" X 12'6" A.W.P
Lounge	5.84 m X 4.61 m / 19'2" X 15'1" A.W.P
Dining Kitchen	4 m X 3.86 m / 13'1" X 12'8" A.W.P
Dining Room	4.29 m X 4 m / 14'1" X 13'1" A.W.P
Bedroom 1	3.46 m X 3.37 m / 11'4" X 11'1" A.W.P
Bedroom 2	4.31 m X 4.28 m / 14'2" X 14'1" A.W.P
Pantry	2.9 m X 1.44 m / 9'6" X 4'9" A.W.P
Utility Room	2 m X 1.94 m / 6'7" X 6'4" A.W.P
Bathroom	2.76 m X 2.49 m / 9'1" X 8'2" A.W.P
Ensuite	4.41 m X 3.11 m / 14'6" X 10'2" A.W.P



Floorplans 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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