



7 Mount Carmel

Kirn, Dunoon, PA23 8HR

Offers Over
£270,000



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Corrigall Black are excited to present to market this substantial, family-sized detached three bedroom bungalow situated in a highly sought-after residential cul-de-sac in the beautiful village of Kirn. The property offers bright, well-proportioned accommodation throughout. The entrance door opens into a great-sized vestibule where a window overlooks the front garden. This area is ideal for storing outdoor clothing and footwear. A further glazed door opens into the welcoming entrance hallway which has been finished with attractive wood-effect flooring, access to all other rooms in the property can be gained from the hallway. On entering the comfortable carpeted lounge, you are immediately drawn to the large double-glazed window which floods the room with natural light and provides views over the front of the property and the attractive garden grounds with a mixture of lawned area and shrubs. The focal point fireplace adds to the ambience of this great-sized lounge, creating the perfect location for relaxing. The kitchen enjoys rear garden views and is complemented by a separate dining room ideal for family meals and social entertaining, sliding doors in the kitchen open into a handy tiled utility room which provides additional storage with floor and wall-mounted units and a further sink area. The boiler is also located in the utility room, where a further door provides direct access out to the well-maintained garden grounds. The comfortable master bedroom with fixed storage options benefits from an ensuite comprising shower cubicle with overhead shower, sink and WC. The ensuite is finished with attractive floor tiles. The remaining double bedrooms are served by the main stylish bathroom with feature bath, WC, sink and privacy glazed window. The eye-catching exquisite floor tiles add to the polished finish of the bathroom. The property further benefits from additional storage options throughout. Properties in this highly sought-after location rarely come to market. An attached garage and off-road parking will undoubtedly appeal to potential purchaser, we therefore highly recommend early viewing to avoid disappointment.

Location

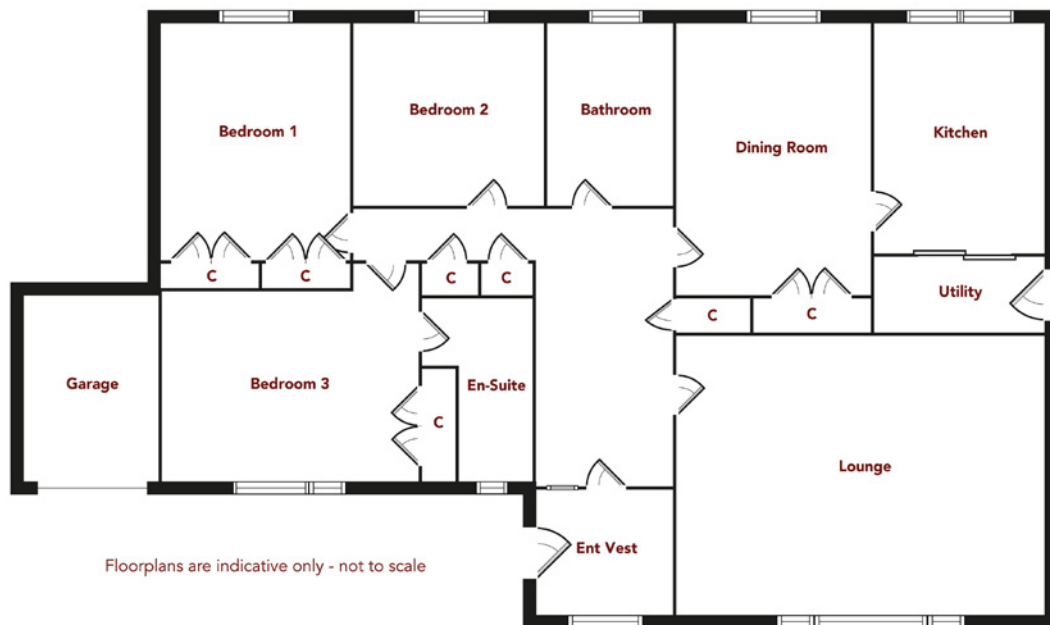
Kirn is a desirable village, situated around a mile from the town of Dunoon. As well as the golf course and bowling green Kirn also has a variety of shops and eating establishments. The main town of Dunoon is a charming coastal town on Scotland's picturesque Cowal Peninsula known for its Victorian heritage. The local region is steeped in history and surrounded by natural beauty, which is loved by all, especially outdoor enthusiasts who enjoy activities including sailing, kayaking, paddle boarding, wild swimming, hill walking and mountain biking. Dunoon is home to a wide variety of facilities, including a swimming pool, golf course, bowling greens, hospital, GP surgeries and a unique array of shops, cafes, pubs, and restaurants. A regular passenger ferry to Gourock with train links to Glasgow and beyond is located in Dunoon. The Western Ferries vehicle ferry leaves from Hunters Quay and is a twenty-minute crossing that can run up to every fifteen minutes at peak periods. The town's Queens Hall provides a fantastic community library facility, fitness suite, soft play area and is a great venue for shows. Another fantastic local landmark is the Burgh Hall which is a renowned arts venue with gallery space and stage facilities, hosting a wide variety of performances throughout the year. Both venues ensure a fantastic choice of recreational activities are accessible in the town.





Measurements

Entrance Vestibule	1.9 m X 1.7 m / 6'3" X 5'7" A.W.P
Entrance Hallway	4.4 m X 1.8 m / 14'5" X 5'11" A.W.P
Lounge	5.3 m X 3.9 m / 17'5" X 12'10" A.W.P
Dining Room	4 m X 2.5 m / 13'1" X 8'2" A.W.P
Kitchen	3.2 m X 2.5 m / 10'6" X 8'2" A.W.P
Bedroom 1	3.7 m X 2.7 m / 12'2" X 8'10" A.W.P
Bedroom 2	2.8 m X 2.6 m / 9'2" X 8'6" A.W.P
Bedroom 3/ Master	3.7 m X 3.4 m / 12'2" X 11'2" A.W.P
Bathroom	2.6 m X 1.7 m / 8'6" X 5'7" A.W.P
Ensuite	2.8 m X 1.7 m / 9'2" X 5'7" 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.