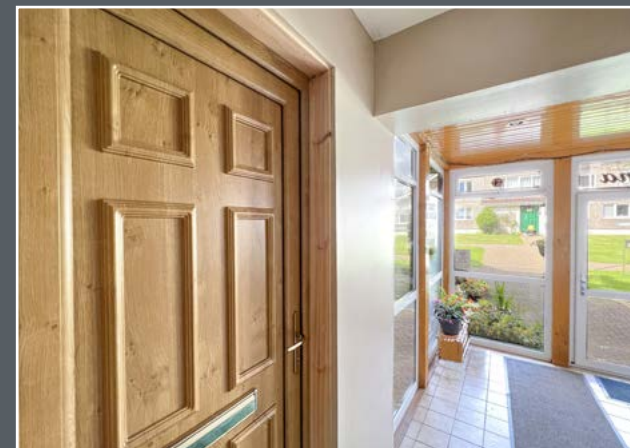




46 Fairhaven
Kirk

Offers Over
£69,995

46 Fairhaven

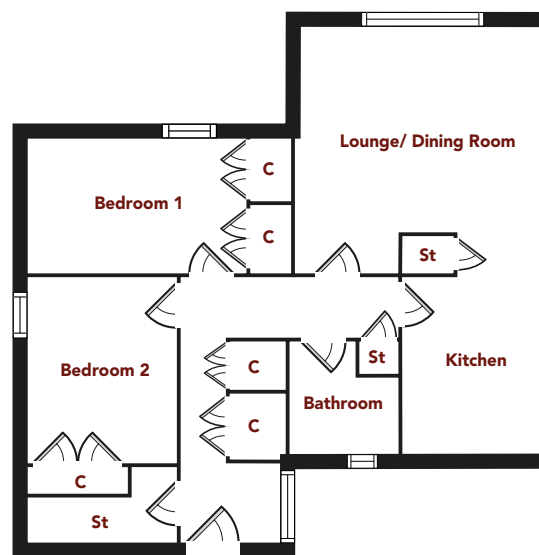
Corrigall Black proudly presents to the market this fantastic two-bedroom ground-floor apartment situated in the popular village of Kirn. Directly through the communal close an entrance door opens into a welcoming hallway which leads to all rooms and benefits from two great-sized cupboards, just off the main entrance door is a flexible room. The property comprises two carpeted double bedrooms, both with excellent fixed storage and views out towards the well-maintained communal grounds. Panel glazed doors open into the carpeted lounge and kitchen. The good-sized lounge provides ample space for a dining area, the substantial double-glazed window allows natural light to flood this sociable space which is open plan to the kitchen creating an ideal flow for entertaining. The bright kitchen comprises floor standing units, electric cooker, sink below window and additional space for further appliances. A fixed storage cupboard is also located in the kitchen area. Accessed from the hallway is the family bathroom comprising bath with overhead shower, heated towel rail, sink, WC, and privacy glazed window. The property also further benefits from external storage. We anticipate a high level of interest in this terrific property and we therefore encourage early viewing to avoid disappointment.

Location

Lying approximately one mile from the town of Dunoon, Kirn is a beautiful village providing a range of amenities including a variety of local shops, bakers shop, 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 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. 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.

Measurements

Entrance Hallway	5.2 m X 1.6 m / 17'1" X 5'3"A.W.P
Lounge/Dining Area	4.7 m X 4.7 m / 15'5" X 15'5"A.W.P
Kitchen	3.3 m X 2.7 m / 10'10" X 8'10"A.W.P
Bedroom 1	4.1 m X 2.7 m / 13'5" X 8'10"A.W.P
Bedroom 2	3.7 m X 2.9 m / 12'2" X 9'6"A.W.P
Bathroom	2.2 m X 2 m / 7'3" X 6'7"A.W.P
Storage Room	3 m X 1.2 m / 9'10" X 3'11"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.