



1 Fairhaven
Kirn

Offers Over
£85,000

1 Fairhaven

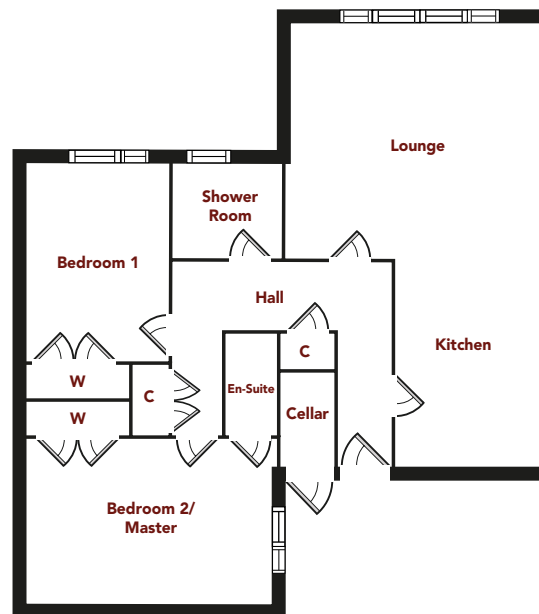
Corrigall Black are delighted to bring to market a well-presented, substantially upgraded, main door lower flat situated in a highly popular residential location close to a wide variety of amenities and schools in the sought-after village of Kirn. A modern door opens directly into the bright and welcoming entrance hallway with attractive flooring. The hallway provides access to all rooms in this stylish property. A light-enhancing panel glazed door opens directly into the heart of the home, a beautifully appointed dining kitchen where attention to detail in lighting and decor creates a sleek multifunction room to enjoy - comprising floor and wall-mounted units, sink, hob, and integrated appliances and the attractive wall tiles, flooring and focal point lighting add to the luxurious feel of the room. The kitchen island provides a wonderful area for dining and an ideal gathering point where the open-plan space flows directly through to the lounge, creating a fabulous sociable area for entertaining and everyday needs. The substantial lounge benefits from a large, double-glazed window allowing natural light to flood the room, the feature focal point modern fire adds to the ambience of the room creating a wonderful space to relax. A further attraction of this unique property with two double bedrooms is the modern Master with ensuite shower room, which provides a clever use of space and design elements, comprising heated towel rail, illuminated mirror, downlights, shower area, sink, WC and attractive wet wall finish throughout. This great sized carpeted room also benefits from additional fixed storage options which also feature in bedroom one. A further shower room is located next to bedroom one, comprising an overhead shower and cubicle, additional modern storage unit, sink, WC and privacy glazed window, this shower room is also finished in attractive wet wall and flooring creating a bright and fresh modern feel. Fantastic additional fixed storage is located internally in the hallway and also externally next to the entrance door. Corrigall Black anticipates a high level of interest in this special main door entrance property therefore highly recommend early viewing to avoid potential disappointment.

The Location

Lying approximately one mile from the historical town of Dunoon, Kirn is a beautiful village providing a range of amenities including a variety of local shops, cafe, dentist, 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	4 m X 0.9 m / 13'1" X 2'11"A.W.P
Lounge	4.7 m X 4.04 m / 15'5" X 13'3"A.W.P
Dining Kitchen	4.02 m X 2.8 m / 13'2" X 9'2"A.W.P
Bedroom 1	3.6 m X 2.7 m / 11'10" X 8'10"A.W.P
Bedroom 2	4.7 m X 3 m / 15'5" X 9'10"A.W.P
Shower Room	1.9 m X 1.8 m / 6'3" X 5'11" A.W.P
Ensuite	1.8 m X 0.9 m / 5'11" X 2'11"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.